

**J A Pollock Property Consultants**

**J A Pollock**  
PROPERTY CONSULTANT



**BUSINESS UNITS TO LET**  
**From 33.2m<sup>2</sup> (358sq.ft)**  
**to 76.5m<sup>2</sup> (825sq.ft)**

**Carmondean, Livingston**

**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX**  
**Telephone: 01506 497010 Email: mail@japollock.co.uk**

## DESCRIPTION

This single storey terraced development comprises a range of business units varying in size from 360 square feet to 826 square feet. These brick built units with a profiled metal sheet roof offer flexibility for the business space occupier in that they can be used as workshop accommodation or easily converted to office space. Each unit is fitted with electric heating and is individually alarmed.

## LOCATION

Situated in a local commercial centre close to Livingston North Railway Station Carmondean Business Units benefit from a busy local environment whilst being easily accessed from the M8 motorway at junctions 3 and 3A (both being approximately 5 minutes drive away).

## ACCOMMODATION

Unit 1	455sq.ft (42.3sq.m)	Unit 6	825sq.ft (76.5sq.m)
Unit 2	824sq.ft (76.5sq.m)	Unit 7	461sq.ft (42.8sq.m)
Unit 3	824sq.ft (76.5sq.m)	Unit 8	363sq.ft (33.7sq.m)
Unit 4	824sq.ft (76.5sq.m)	Unit 9	358sq.ft (33.2sq.m)
Unit 5	455sq.ft (42.3sq.m)	Unit 10	363sq.ft (33.7sq.m)

## RATES

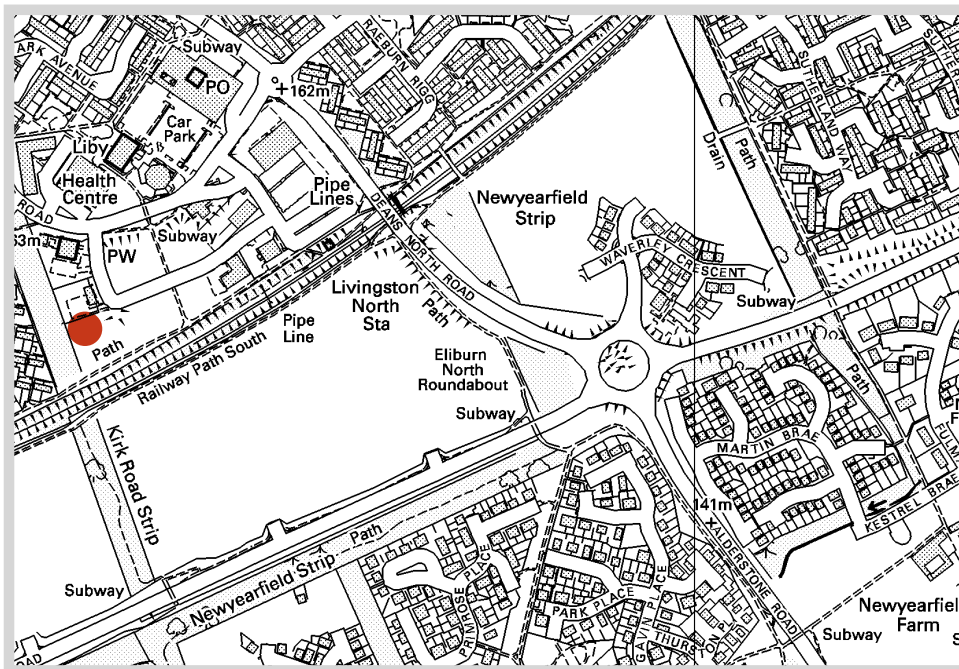
The tenant would be responsible for the payment of all non-domestic rates.

## LEASE TERMS

The accommodation is offered on a flexible lease basis (minimum period one year) at an annual; rental based on £6 per square foot plus VAT.

## LEGAL COSTS

Both parties would be responsible for their own legal costs in the lease transaction. The tenant would be responsible for the payment of stamp duty and registration



## LOCATION PLAN

**A Development by G. Dunbar & Sons (Builders) Ltd. in partnership with  
West Lothian Council with financial assistance from European Regional Development Fund**



Europe and Scotland  
Making it **work together**

## CONTACT

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