

J A Pollock Property Consultants

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PROPERTY CONSULTANT



BUSINESS UNITS TO LET
From 33.4m² (360sq.ft.)
to 76.7m² (826sq.ft.)
Braehead, Linlithgow

Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX
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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

Well located to serve road travel to Falkirk and M9, or Livingston and the M8. Located only a short walk from Linlithgow High Street and its amenities, including the Linlithgow Loch.

ACCOMMODATION

Unit 1	463sq.ft (43sq.m)	Unit 6	826sq.ft (76.7sq.m)
Unit 2	825sq.ft (76.6sq.m)	Unit 7	464sq.ft (43.1sq.m)
Unit 3	825sq.ft (76.6sq.m)	Unit 8	360sq.ft (33.4sq.m)
Unit 4	825sq.ft (76.6sq.m)	Unit 9	360sq.ft (33.4sq.m)
Unit 5	824sq.ft (76.5sq.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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