



## TO LET / MAY SELL

**2 Fraser Road, Kirkton Campus, Livingston, EH54 7BN**

High quality industrial warehouse  
with offices and extensive parking 53,268 sq ft (4,948 sq m)







## Location

Livingston is situated 15 miles to the west of Edinburgh, offering excellent transport links to the Scottish Motorway network. Edinburgh Airport is situated approximately 9 miles from the town. Fraser Road is situated within the established Kirkton Campus Industrial Estate, 10 minutes drive from Junctions 3 and 3A of the M8 motorway, and 5 minutes from the main shopping areas of Livingston town centre.

Other commercial occupiers in the vicinity include Lloyds Banking Group and BSKyB.

High quality industrial warehouse with offices and extensive parking

Flexible lease terms available

## Description

The premises comprise a stand alone high quality industrial warehouse with offices and was originally constructed in the early 1990s and subsequently extended in the year 2000. The premises themselves are of steel portal frame construction with a mixture of brick and blockwork cavity walls and insulated profile sheeting under a pitched insulated roof. The premises can be further described as follows:

Office - the front of the premises is attractively designed in brick and comprises a two storey office and welfare block providing a mixture of cellular and open plan accommodation throughout decorated to a high standard with raised floors and suspended ceiling with integrated lighting. Furthermore the premises benefit from a double height glazed attractive atrium reception.

Heating to the offices is via a gas central system and the window fittings are double glazed.

Warehouse - the warehouse accommodation is predominantly open plan benefiting from concrete floor and minimum eaves height of 7.6m rising to 10m. Commercial access to the premises is via 4 dock and 2 ground level access doors.

Lighting to the warehouse is via sodium fittings supplemented by translucent roof panels. Heating is via temperature controlled gas blower heater units.

The property further benefits from a canteen, male, female and disabled toilets. The entire premises is alarmed and benefits from an internal and external CCTV system.

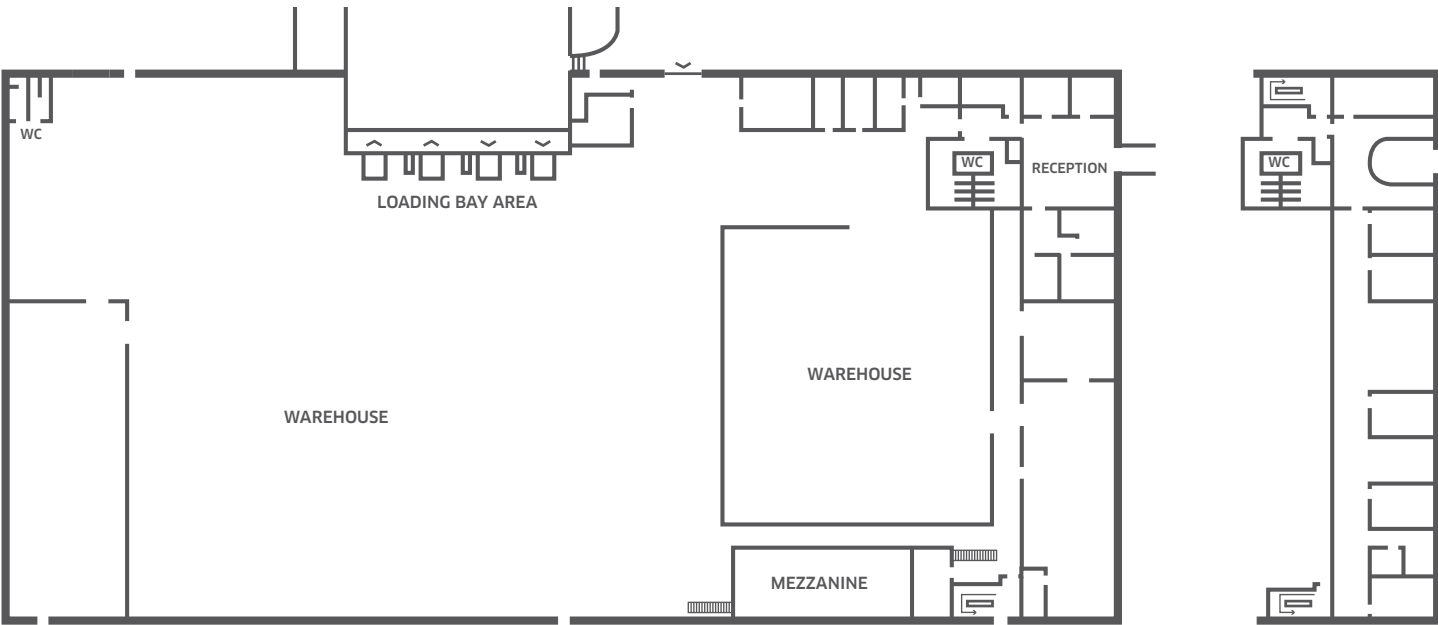
Externally the property benefits from demised car parking for approximately 57 spaces as well as shared use of the common service yard.

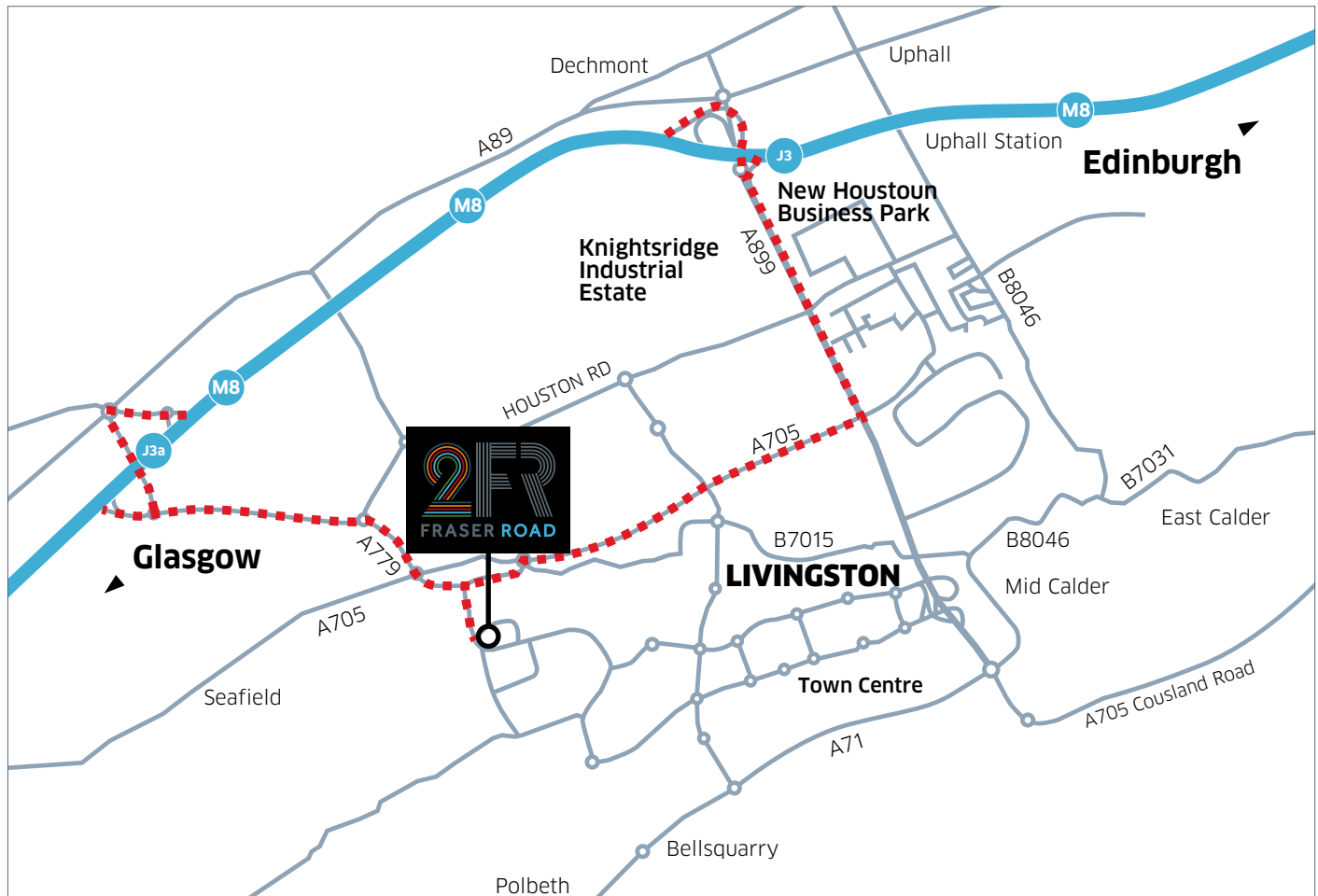


# Accommodation

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Warehouse	4,106 sqm	44,206 sq ft
Ground Floor Office & Welfare	362 sqm	3,896 sq ft
First Floor Office	362 sqm	3,896 sq ft
Mezzanine	118 sqm	1,270 sq ft
Total	4,948 sqm	53,268 sq ft





## Lease Terms

The premises are available by way of leasehold or freehold and more information on the quoting rents or sale price is available by contacting the joint agents.

## Planning

The building can be used for any purpose covered within Class 5 (General Industrial) of the Use Classes (Scotland) Order 1989.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

## Energy Performance Certificate

The premises have an Energy Performance Rating of D. More information or a copy of the certificate is available upon request.

## Rateable Value

The Scottish Assessors website ([www.saa.gov.uk](http://www.saa.gov.uk)) has the property listed with a rateable value of £146,500.

## VAT

All figures are quoted exclusive of VAT which is applicable at the appropriate rate.

## Viewing and Further Information

For further information or to arrange a viewing please contact the joint agents:

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