

## **Property Management & Development Industrial Units - St. Andrews Way Deans, Livingston**



### **LOCATION**

St. Andrews Way is located off the Deans Roundabout on Deans Road, Livingston. Local communications are excellent, with easy access to the M8 via Junction 3A. Rail links to Edinburgh are also available from nearby Livingston North Station.

### **DESCRIPTION**

The property comprises 10 Units; arranged in a "U" shape around a self contained, shared yard. Units vary in size as follows:

Units	SqM	Sqft
1-3	92.9	1000
4	209.03	2250
5 & 6	88.26	950
7 & 8	357.68	3850
9	148.64	1600
10	92.9	1000

The units have an Energy Performance Certificate rating of F+ to E+

### **VIEWING:**

To arrange a viewing, or for further information contact Sharon Eveleigh Tel: 01506 281832  
Email: [Sharon.eveleigh@westlothian.gov.uk](mailto:Sharon.eveleigh@westlothian.gov.uk)

### **LEASE TERMS**

West Lothian Council operates an easy-in, easy-out letting policy.

- Units are available on a month-to-month basis, on standard lease terms. A copy of the lease and Tenant Handbook can be found on [www.westlothian.com/pmd](http://www.westlothian.com/pmd)
- The rent is payable in advance on the 1st of each month, by direct debit. The monthly charge will be subject to an annual, upwards only review.
- A deposit of 3 month's rent is payable, which is held for the duration of the lease.
- Tenants are responsible for internal repair and maintenance of the units.
- Building insurance is included in the monthly charge, but the tenant is responsible for their own contents and Public Liability insurance.
- Tenants will be responsible for the payment of Non-domestic rates. (Some occupiers may be eligible for rates relief and information can be made available on request). Rateable values can be found at [www.saa.gov.uk](http://www.saa.gov.uk)
- Occupiers will bear all utility costs.
- There is no service charge.

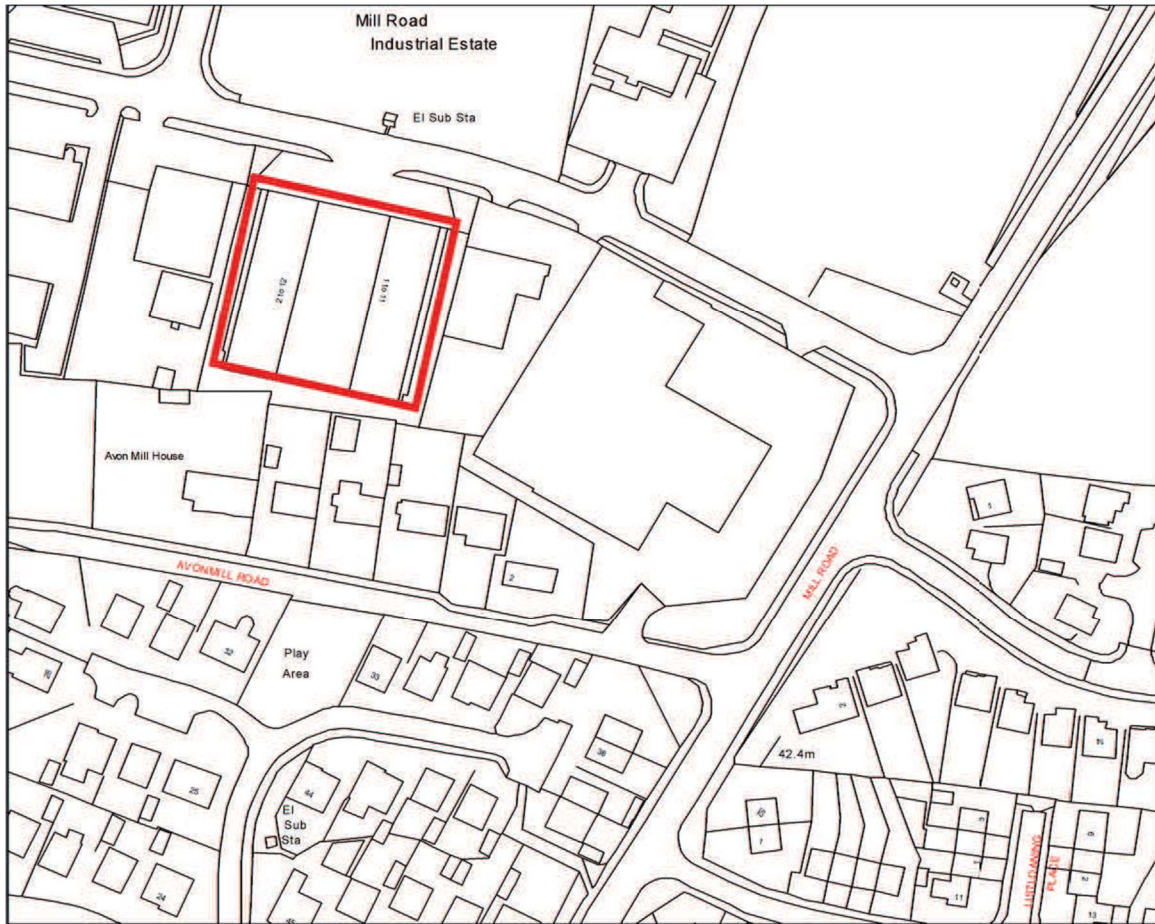
### **USE**

The units are generally suitable for uses falling within Planning Use Classes 4, 5 and 6, i.e. office; industrial; and storage and distribution.

Use for vehicle repairs; leisure activities; or uses that generate substantial vehicle movements or introduce hazardous materials may be discouraged. Retailing is not permitted.

### **ENTRY**

Subject to the submission of a satisfactory application, the council is able to offer entry within five working days



### Layout and Location Plans

