

TO LET/FOR SALE

9 CAPUTHALL ROAD



INDUSTRIAL PREMISES WITH OFFICE ACCOMMODATION

- > APPROX. 3,181 SQ M (34,240 SQ FT)
- > CLOSE TO J3 & J3A OF THE M8 MOTORWAY
- > 100% EXPANSION LAND
- > SITE AREA OF 4.10 ACRES OR THEREBY





LOCATION

Livingston is ideally located to serve Central Scotland being located on the M8 Motorway between Edinburgh and Glasgow.

The town is accessed via junction 3 and 3a opening up the remainder of Scotland's motorway network within a 20 minute drive with onward connections to the remainder of the UK.

The Forth parts and Edinburgh Airport are all readily accessible.

Deans Industrial Estate is located in the North West corner of the town straddling the M8 Motorway and minutes from junction 3a.

Ideally located as a distribution base the estate is home to Tesco's, Lidl and Schuh.

DESCRIPTION

This purpose built facility which comprises a large warehouse fronted by an office block accessed from an attractive glazed entrance was previously occupied by Anson Food Services.

The property benefits from a large hard standing area and sufficient land to accommodate 100% expansion.

OFFICE ACCOMMODATION

The building has impressive frontage onto Caputhall Road with a large reception/entrance hall leading to the first floor office space, which comprises a mixture of cellular and open-plan accommodation, together with a small kitchen/pantry area and toilet facilities. All offices are carpeted with suspended ceilings and lighting is provided through fluorescent strip lighting and natural daylight from double-glazed windows.

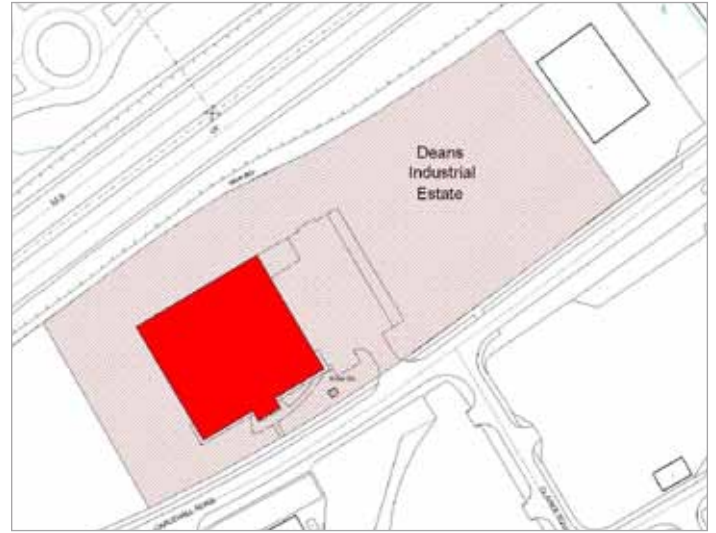
WAREHOUSE ACCOMMODATION

The warehouse is arranged to provide an assembly area to the front, with the main floor area to the rear. The premises are constructed of steel portal frame on a reinforced concrete floor under a pitched roof. The building has profiled metal cladding and lighting is provided through translucent roof panels supplemented by fluorescent strip fittings. The warehouse benefits from overhead gas heating, 3-phase power and two electric roller shutter doors leading onto the yardage and expansion land to the east. This area further benefits from a small office set-up, together with male and female toilet facilities, shower and changing facilities. There is also a sizable canteen.

The property benefits from a 1,000 KVA power supply.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the gross internal area of the property has been calculated as follows:



AREA	SQ M	SQ FT
Ground Floor Industrial/Warehouse	2,453	26,404
First Floor Office Space	728	7,836
TOTAL	3,181	34,240

The warehouse area has a maximum eaves height of approximately 7m and the unit lies on a site area of 4.10 acres or thereby, allowing approximately 2 acres of development/expansion land.

RATING ASSESSMENT

The property is assessed from April 2010 for rating purposes on the Scottish Assessors Association website as follows:-

RV £132,750

AVAILABILITY

The property is available for immediate entry.

PRICE/LEASE TERMS

Our clients are seeking offers in the region of £1.25m for the benefits of the absolute interest in the premises. The property is also available to lease on terms which are open to negotiation. Further information on rentals can be obtained from the sole letting agents below.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole selling agent:

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