

TO LET

**WORKSHOPS, OFFICES & YARD
OLD ROWS, SEAFIELD, WEST LOTHIAN, EH47 7AP**



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

Location

The village of Seafield is located midway between junctions 3A and 4 on the M8 motorway with easy access to the major business centres of West Lothian and the wider Central Scotland corridor. The Livingston town centre is approximately 5 miles to the east.

Description

Our clients Ritchie Brother Scotland Ltd. have been located in the village for over 50 years and are now about to relocate to a new purpose built complex in Bathgate and the existing workshops, offices and yard are being offered for lease on a flexible basis.

The workshops which are a mixture of brick built and cladding are available in multiples of 4135 sq.ft up to 16,540 sq.ft and are being offered with toilets and lighting.

Areas

Workshops

	m ²	Sq.ft.
1.	384.12	4135
2.	384.12	4135
3.	384.12	4135
4.	384.12	4135
Office	64.5	694
Yard	1 acre or thereby	

Terms

The premises are being offered as a single unit or as individual buildings on an all inclusive lease basis of a minimum of three years.

The premises re being offered on full repairing and insuring terms for a flexible length of lease. Our clients are seeking an annual rental based on £3 per sq.ft exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs but the tenant shall meet the cost of registering the lease and any VAT thereon.

VAT

The landlords reserve the right to charge VAT on any payments due to them.

Viewing

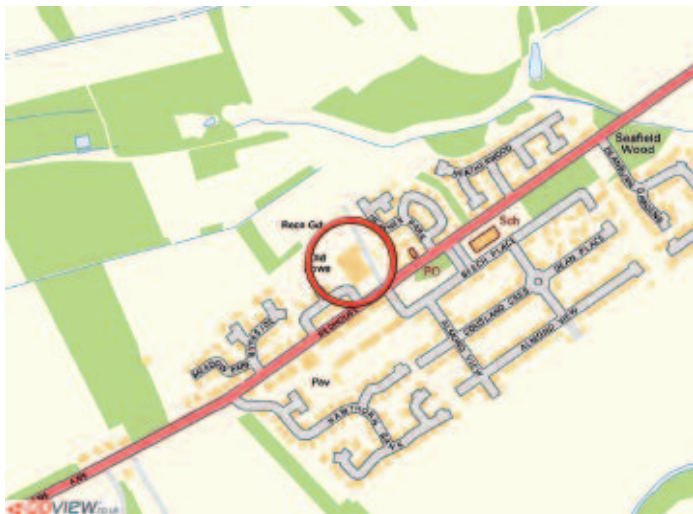
Viewing is to be arranged through the sole letting agents.

Further Information

For further information, please contact:

JA Pollock, Property Consultant
Munro House, Quarrywood Court
Livingston Village, Livingston
EH54 6AX

Contact- Jim Pollock/ Graeme Pollock/ John Dunsmore
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