



**FOR
LEASE**

**2 FAIRBAIRN
ROAD
LIVINGSTON
EH54 6TS**

Location

The Council has available for lease a mid terraced industrial unit extending approximately 3,300sqft at Fairbairn Road, Livingston. Fairbairn Road is centrally located within the popular business district of Kirkton with good access to Kirkton North and Alderstone Road. The nearby Livingston North Railway Station provides a regular train service to Bathgate and Edinburgh respectively.

Description

The subjects available for let is a mid terrace industrial unit of steel frame construction finished with metal corrugated sheeting, gas heating, pedestrian access to the front and roller shutter doors to the rear. There is a shared communal access with parking at either end of the terrace. Layout comprises of 4 small offices, toilets, and warehouse accommodation. The approximate breakdown of areas is as follows:-

Warehouse: 180 sqm (1937 sqft)

Offices/Toilets: 128 sqm (1378 sqft)

Rental

Offers over £21,000 (Twenty-One Thousand Pound) per annum

Entry

Subject to the submission of a satisfactory application and completion of legal formalities.

Planning & Use

The property is suitable for use class 4, 5 and 6. Any other class use would need consent and prospective tenants are advised to contact the Council's Development Management on Tel. (01506) 282456 for advice.

Rateable Value

The rateable value is £17,800

Further information on the assessment of rateable value for an alternative use can be sought from the Lothian Valuation Joint Board 17A South Gyle Crescent, Edinburgh EH12 9FL Telephone 01313442500

Energy Efficiency

EPC rating of C

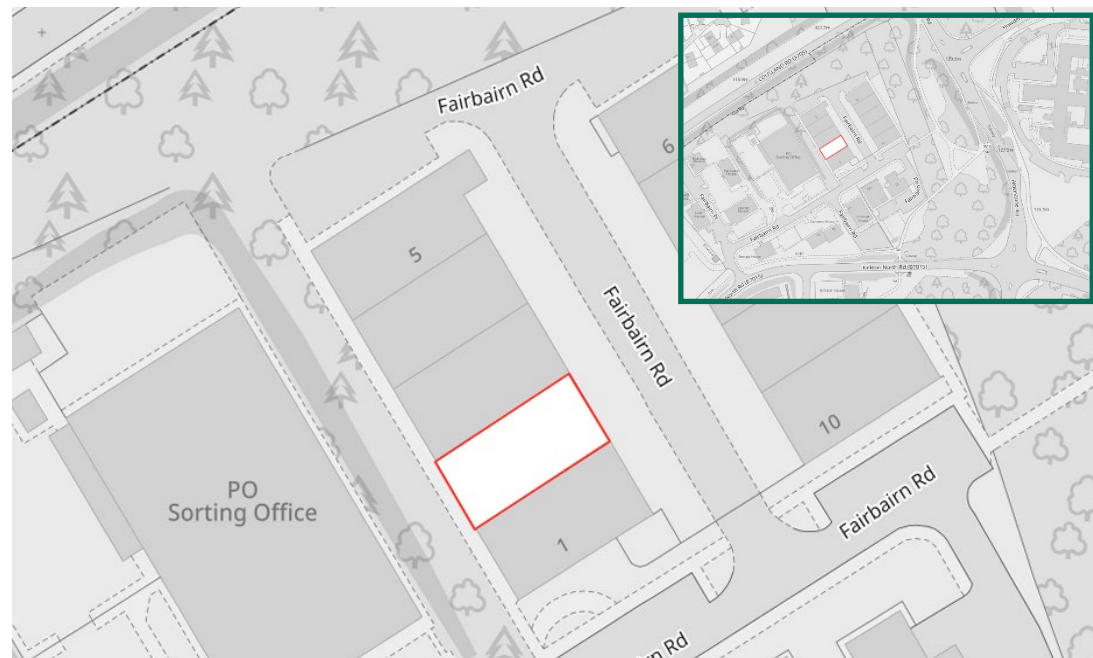
Viewing

For viewings please contact Heather-ann Ross

Email – Heather-ann.Ross@westlothian.gov.uk

Mobile 07769 306786

Location Plan





Lease Terms

The premises are available on the following principle terms:

1. The council is seeking a rental of £21,000 per annum exclusive of rates and service charge.
2. A minimum period of one year will apply.
3. All prices quoted are exclusive of VAT which is payable at the appropriate rate.
4. The rental shall be paid monthly in advance by direct debit. A 3 month deposit is required at entry and will be held by the council for the duration of the lease.
5. The tenant shall be responsible for all repairs to and maintenance of the premises (FRI) as well as service charge.
6. The Council will insure the building for reinstatement and recover the appropriate annual premium from the tenant. The tenant will be responsible for insuring the plate glass and all other insurance's.
7. The tenant will be responsible for obtaining any statutory consents and complying with any regulations relative to the proposed use of the premises.
8. The tenant will be responsible for payment of rates.
9. The tenant will reimburse the landlord's reasonable legal expenses in completing

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Particulars issued May 2026