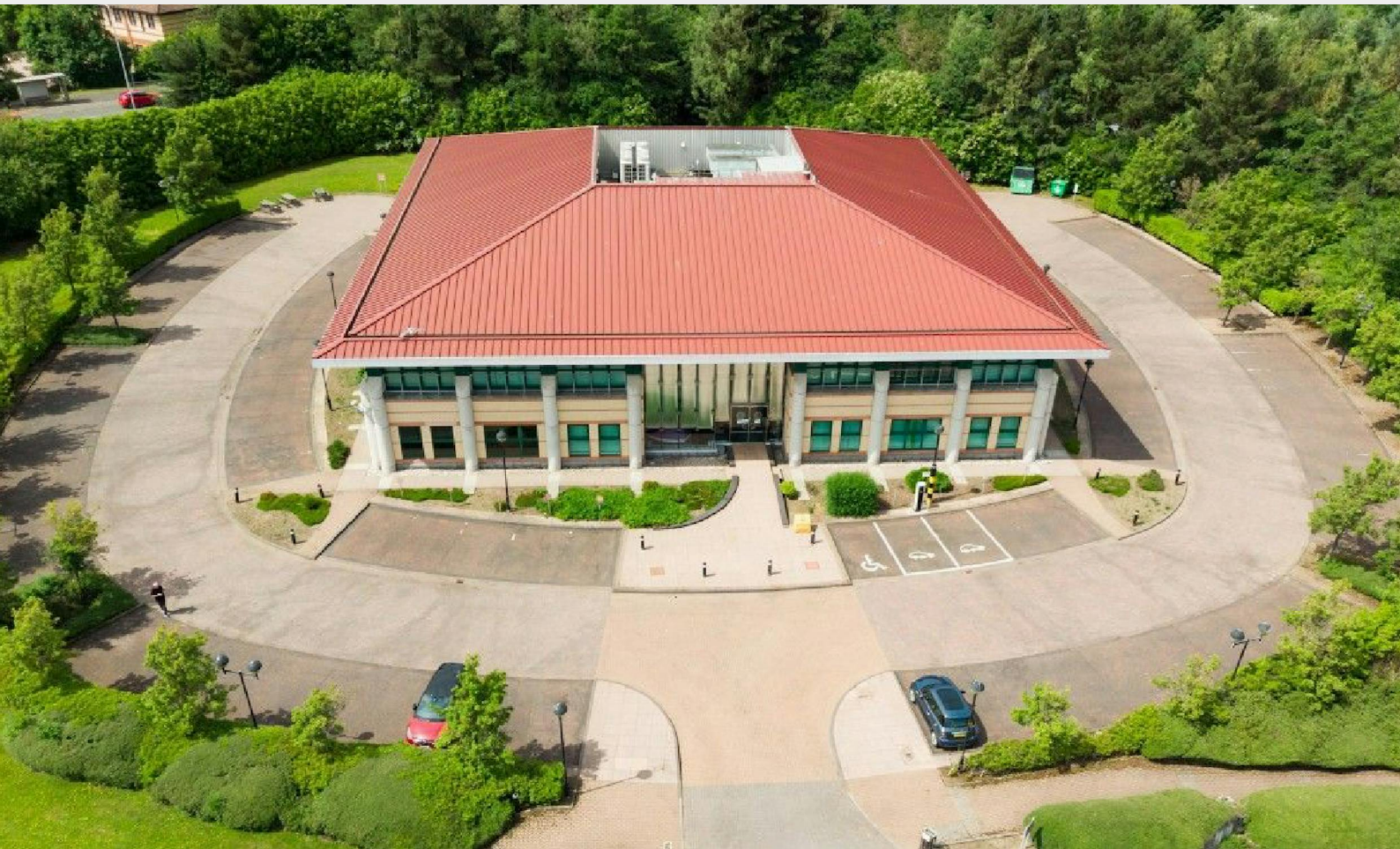


Office

TO LET / FOR SALE



Lauder House, Almondvale Way, Livingston, EH54 6BX

The property is situated on the established Almondvale Business Park, to the west of Livingston Designer Outlet and Almondvale Retail Park.

| | |
|----------------|------------------------------|
| Tenure | To Let / For Sale |
| Available Size | 20,179 sq ft / 1,874.69 sq m |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

Description

The two-storey building sits on a 2.7 acre site, with around 90 car parking spaces and is situated just off the M4 between Edinburgh and Glasgow. The property provides predominantly open plan office space on both ground and first floor levels which is supplemented via a series of partitioned offices, meeting rooms and training rooms on both floors.

Location

Livingston is the largest town in West Lothian and is located 14 miles west of Edinburgh and 28 miles east of Glasgow, The property is situated on the established Almondvale Business Park, to the west of Livingston Designer Outlet and Almondvale Retail Park, The M8 Motorway runs to the north of the town and is accessible at Junctions 3 & 3A.

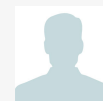
Accommodation

The accommodation comprises of the following

| Name | sq ft | Rent |
|---------------------------|--------|----------------|
| Ground - Ground Floor | 10,389 | £11,687 /month |
| 1st - First Floor | 9,789 | £11,012 /month |
| Building - Whole building | 20,179 | £20,179 /month |



Viewing & Further Information



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