



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.

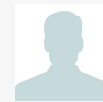
Accommodation

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



Constantine Thanopoulos
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

