

# DM HALL

## To Let Office

Ground Floor,  
2 Almondview  
Business Park,  
Livingston  
EH54 6SF



272 SQ M  
2927 SQ FT

# Property Details

- Ground floor suite in attractive Town Centre Building
- Air Conditioning and GCH
- Open plan layout
- £31000 per annum Plus VAT

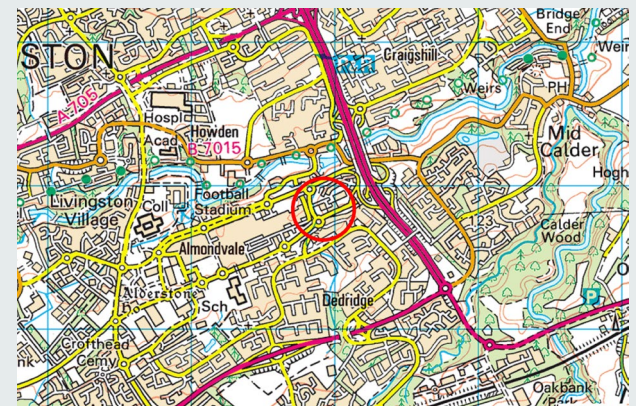
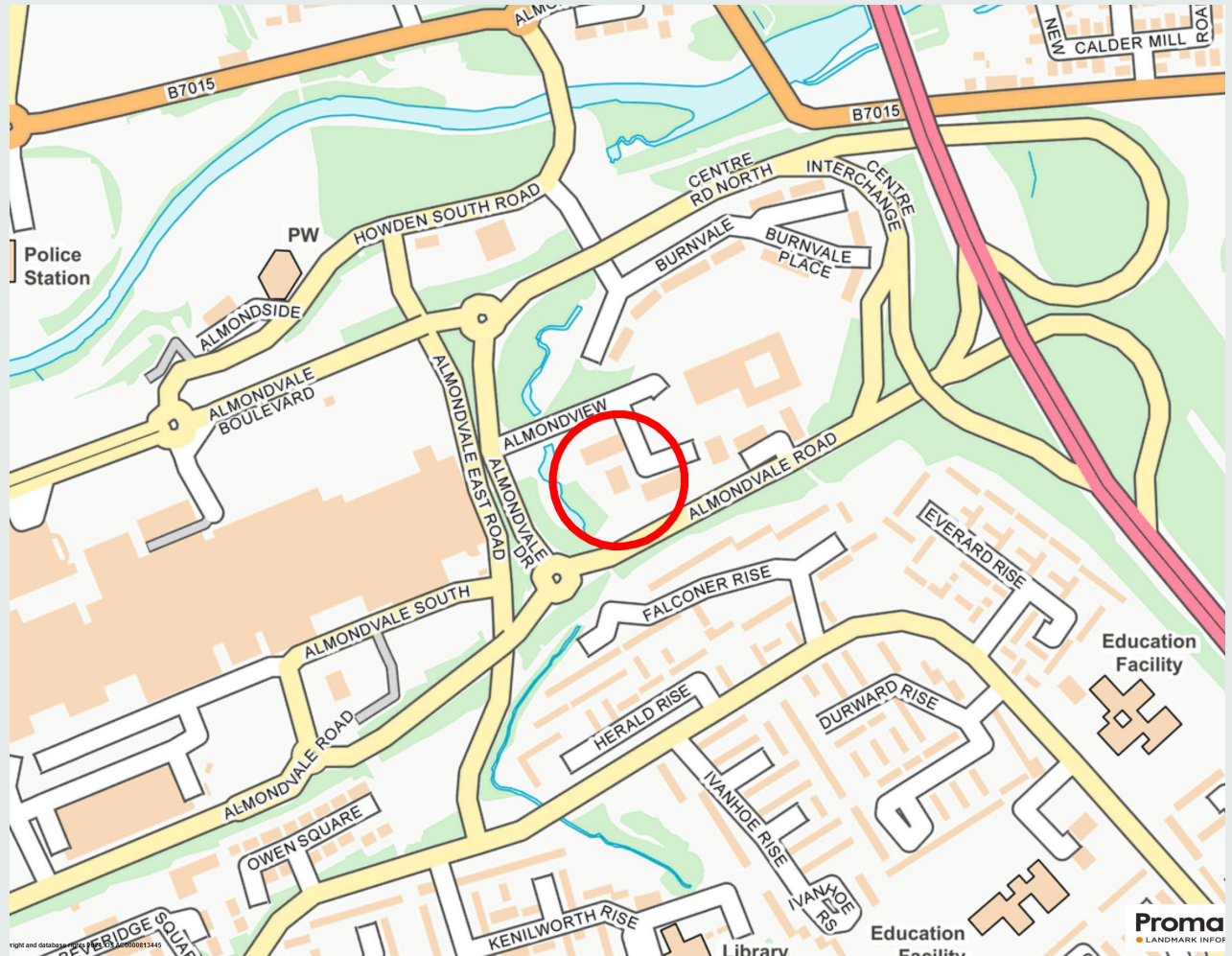
## LOCATION:

The property is located in Almondview Business Park, which is within the Livingston Town Centre envelope, and is walking distance to The Centre, one of the largest shopping facilities in Scotland. The property is easily accessible from Junction 3 of the M8 which links Edinburgh and Glasgow, and is approximately 5 minutes drive from the motorway, via a dual carriageway.

Nearby occupiers include Nordan Windows, Icon Pharamological Research and Tilbury Douglas.

## DESCRIPTION:

The subjects comprise a single ground floor suite, recently refurbished with LED lighting throughout. The unit benefits from Air Conditioning and a wall mounted Gas Central Heating System. There are a number of large windows on all elevations, affording a good branding opportunity for occupiers. There are 7 allocated parking spaces for the Ground Floor suite.



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## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Office	272	2927
<b>TOTAL</b>		<b>272</b>	<b>2927</b>

## SERVICES:

Tenants will be responsible for payment of all utilities. The Ground floor space has a separate electricity meter, with gas split on a due proportion basis with the upper floor occupier. There is an service charge covering common area costs, which will be provided on request.

## TENURE:

The property is being offered on Commercial terms on a Full Repairing and Insuring Basis.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is D.

## NON DOMESTIC RATES:

The property is currently entered into the Valuation Roll as a unum quid and requires to be split, which can not occur before entry. Indicative rates can be provided on request but can not be relied upon. Based on a prorata value from the whole building we assume the RV to be in the order of £17,000. Eligible tenants may qualify for 15% rates relief under the Small Business Bonus Scheme.

## PROPOSAL:

Our clients are seeking leases of 5 years, at an initial rent of £31,000 per annum plus VAT.



Galaxy S20 FE 5G



Galaxy S20 FE 5G



Galaxy S20 FE 5G

# Property Details

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.