



TO LET

Ground Floor, Unit 1, Almondview Business Park, Livingston, EH54 6SF

Ground floor office in an established business park located in Livingston town centre, adjacent to the A899

Great transport links from around central Scotland

Private parking for staff

Net internal area of 2834 sq.ft/ (263. sq.m).

Offers in the region of 25,000 per annum plus VAT are invited



LOCATION

The subjects occupy a good location in Almondview Office Park. This benefits from a town centre location, adjacent to the A899, the main Livingston spine road and immediately adjacent to the extensive retail and leisure facilities of the town centre. The town is the region's central retail hub and West Lothian's main leisure location.

Livingston is located approximately halfway between Edinburgh and Glasgow in the heart of Scotland's central belt. Livingston also has two train stations with regular services to Glasgow and Edinburgh. Edinburgh International Airport is located 8 miles to the east and Glasgow International Airport is approximately 40 miles to the west. Both airports provide daily flights to London, Europe and beyond.

The approximate location of the property is shown on the map below.

DESCRIPTION:

The subjects comprise a ground floor suite of a two storey office pavilion. The office provides a high level of flexibility and currently provide modern open plan office accommodation constructed to a high standard and benefit from the following features:

- Attractive brick elevations with curtain walling and glazed entrance doors.
- Double glazed windows with high performance glass.
- Suspended ceiling to offices incorporating modular fluorescent light fittings with recessed low glare diffusers;
- Raised access floor system;
- Quality carpet tiles;
- Superior hardwood finishes throughout;
- Gas fired central heating system;
- Male and female toilets shared with the other ground floor occupier
- Large private staff breakout area.
- Private car parking

ACCOMMODATION:

The premises have been measured in accordance with RICS Code of Measuring Practice - 6th Edition. The net internal floor areas have been calculated as being approximately as follows:
NIA - 2834 sq.ft/ (263. sq.m)

RATEABLE VALUE:

According to the Scottish Assessors Association website, the property has a current rateable value of £21,700, with 7 parking spaces at £700, making rates payable in the region of £11,000 per annum.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms, for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £25,000 per annum exclusive are sought.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

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

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

ENTRY:

Upon completion of legal arrangements.

FURTHER INFORMATION

Strictly by contacting the sole letting agents:-

DM Hall LLP
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01506 497 010 / 07507 562 652
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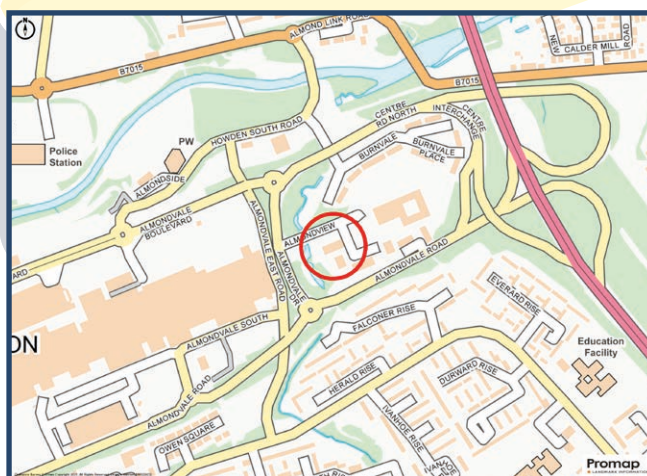
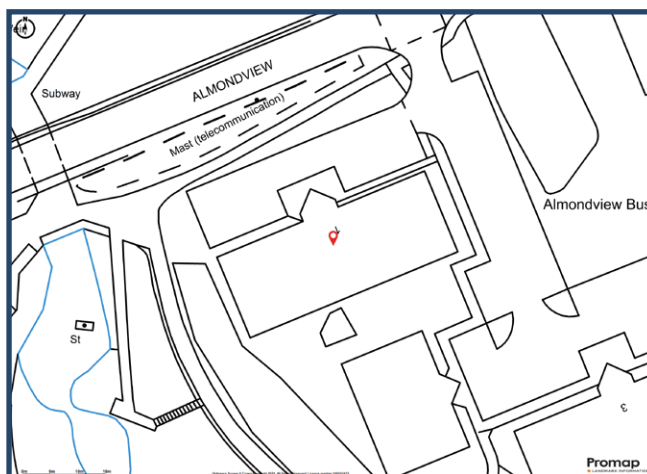


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