



## TO LET - OFFICE

Units 2B-3B, 3 Michaelson Square  
Kirkton Campus, Livingston  
EH54 7DP

- Office suite available within Livingston's popular Kirkton Campus
- Flexible office/meeting space available
- Total area of 4976sq.ft (462.28sq.m)
- Rent on application

## LOCATION

Livingston is a well established office location benefitting from easy access to the motorway network due to its close proximity to Junctions 3 and 3A of M8. Livingston is situated approximately 30 miles East of Glasgow city centre, and 15 miles West of Edinburgh city centre.

3 Michaelson Square is situated within Kirkton Campus, an established office campus to the west of Livingston town centre.

Neighbouring occupiers include Aviagen, Konica Minolta and Scion Technologies.

## DESCRIPTION

The subjects comprise a ground floor office suite, situated within a single storey multi-occupation office building, within Kirkton Campus Pavilion. The property comprises an open plan office space, with various private meeting rooms. W/C accommodation and a tea prep space are shared with the other occupiers of the building, as are both of the private meeting spaces.

## ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

Suite	SQ.FT	SQ.M
2B	1713	159.14
3A	2029	188.5
3B	1234	114.64
<b>TOTAL</b>	<b>4976</b>	<b>462.28</b>

It is our clients preference to lease the whole space as a single property, but consideration will be given to smaller lets.

## RENT

On Application. For the avoidance of doubt, all rents provided will be exclusive of VAT, Non-domestic Rates, and Service charge.

## SERVICE CHARGE

Tenants to be liable for a fair and reasonable proportion of charges for the management, common repairs and landscaping from date of entry.

## RATES

According to the Scottish Assessors Association website, the tenant has combined the entry in the Valuation Roll, with a rateable value of £24,400, making rates payable in the region of £11,956 per annum. However, assuming that the same rate per sq.m would be used when reassessed, it is assumed that each space would have a rateable value of less than £15,000, entitling eligible tenants to 100% rates relief.

## VAT

The prices quoted are exclusive of VAT which may be chargeable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through the sole letting agents

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## ENERGY PERFORMANCE:

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

## REFERENCE: ESA2635

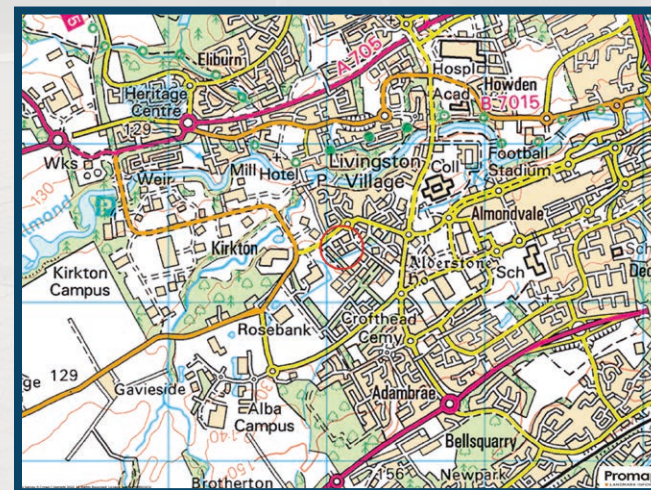
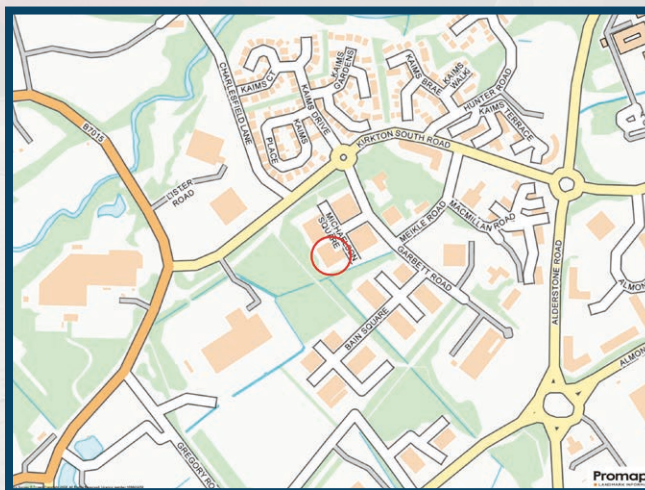
## DATE OF PUBLICATION: May 2022

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