



TO LET - OFFICE

3B MICHAELSON SQUARE,
KIRKTON CAMPUS,
LIVINGSTON, EH54 7DP

- Office Suite within Livingston's popular Kirkton Campus
- Flexible office/meeting space
- Rent £10,000 per annum
- 1234 sq ft / 114 sq m

LOCATION:

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

Livingston is a well-established office location benefitting from easy access to Junctions 3 and 3A of the M8 Motorway. There are also frequent bus and rail services connecting Edinburgh and Glasgow city centres.

3B Michaelson Square is situated within Kirkton campus, a well-established office campus to the West of Livingston Town Centre. Neighbouring occupiers include Avigen, 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 the private meeting spaces.

ACCOMMODATION:

The suites have been measured in accordance with 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 1234 sq ft / 114 sq m.

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

RENT:

£10,000 per annum exclusive.

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. Details on application.

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

12 Grampian Court,
Beveridge Square,
Livingston, EH54 6QF

Tel: 01506 479010

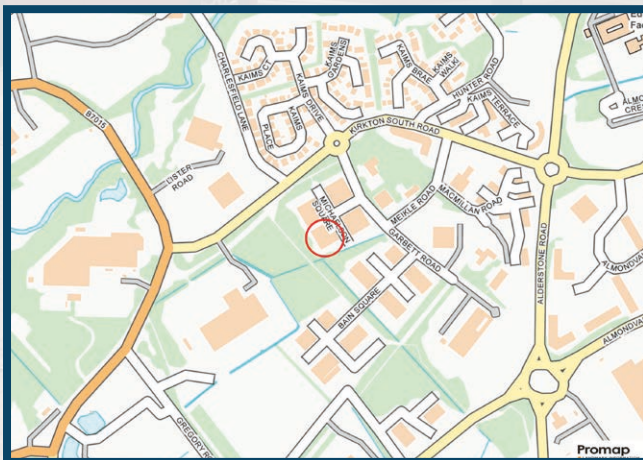
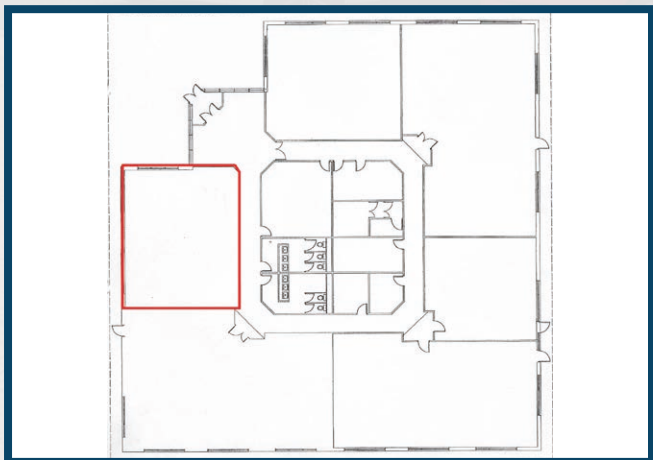
EMAIL: Graeme.Pollock@dmhall.co.uk
Helana.Clarkson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

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