

OFFICES

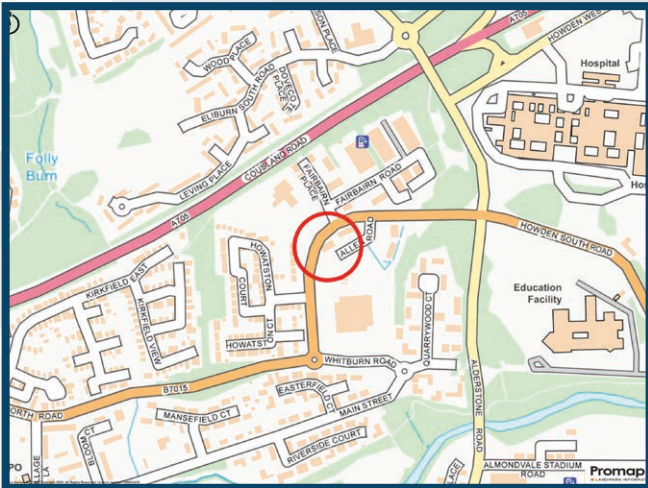
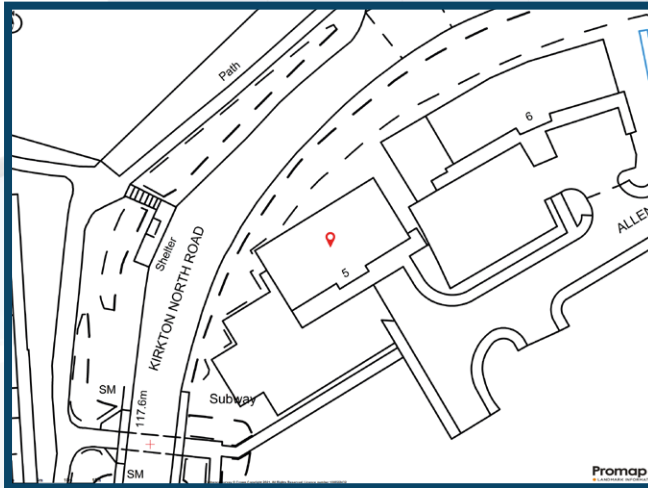
TO LET

RUTLAND HOUSE
5 ALLEN ROAD, KIRKTON
NORTH, LIVINGSTON
EH54 6TQ

- ✓ Attractive Ground Floor office suite in central location
- ✓ Approximately 211 sq m (2273 sq ft).
- ✓ 8 dedicated parking spaces
- ✓ 7 minutes walk from Livingston town centre
- ✓ Offers in the region of £20,500 per annum exc VAT

DM HALL
CHARTERED SURVEYORS

Commercial Department
12 Grampian Court, Beveridge Square, Livingston, EH54 6QF
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LOCATION

Livingston is a large town with a resident population of around 56,000, located south of the M8 motorway, approximately 16 miles east of Edinburgh and 33 miles west of Glasgow.

The property is located in Allen Road, in Kirkton North, which is a short walk from Livingston Centre. The area is well served by bus services, and is approximately 6 minutes drive from Junction 3A of the M8 Motorway.

Neighbouring occupiers include Foster Funeral Care, Simply Solutions, Sneddon Morrison Law, and The Royal Mail sorting office.

DESCRIPTION

This ground floor suite comprises

- secure entry system
- Cat 2 lights
- Private meeting rooms with Glazed partitions
- Carpeted throughout
- Tenants own kitchen/ Tea prep
- 8 dedicated parking spaces
- Shared WC facilities with upper floor tenant.

ACCOMMODATION

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:

211 sq m (2273 sq ft).

RENT

Our clients are seeking a rent of £20,500 per annum on a Full Repairing and Insuring lease for a negotiable period. VAT is charged on all payments to the landlord. Utilities and Common building costs will be recovered separately.

RATES

According to the Scottish Assessors Association website the property has a current rateable value of £17,600, meaning that any potential occupiers could benefit from 25% rates relief in line with the Small Business Bonus Scheme. Tenants are advised to make their own contact with the Local Authority to confirm.

USE

The property has existing planning consent for Class 4 (office) Use under the Scottish Use Classes Order.

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:

ESA2519

DATE OF PUBLICATION:

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