

TO LET

(ON BEHALF OF WEST LoTHIAN COUNCIL)

**UPPER FLOOR OFFICE
TORRIDON HOUSE
ALMONDVALE BOULEVARD
ALMONDVALE
LIVINGSTON**



**MODERN REFURBISHED OFFICES
HIGHLY PROMINENT LOCATION IN THE HEART OF LIVINGSTON
ALTERNATIVE USES CONSIDERED**

**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX
Telephone: 01506 497010 Email: mail@japollock.co.uk**

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 50,000 and a catchment population in excess of 2m people within 1hr drivetime.

The town has excellent transport links being strategically located adjacent to Junction 3 and 3A of the M8 motorway. It is situated approximately 8 miles from Edinburgh Airport, which provides regular national and international flights. There are also frequent train and bus services to both Edinburgh (25 minutes) and Glasgow (40 minutes) city centres.

The town offers extensive retail and leisure facilities including The Centre, Livingston Designer Outlet Centre, retail warehousing, multiplex cinema and associated leisure uses.

Torrordon House is situated within the heart of Livingston town centre in a highly prominent position fronting Almondvale Boulevard, just north of the Shopping Centre.

DESCRIPTION

Torrordon House comprises a modern 2 storey office pavilion, with

The available accommodation within Torrordon House comprises an open plan first floor suite capable of being split into two separate units.

The property has been refurbished to an excellent standard to include:

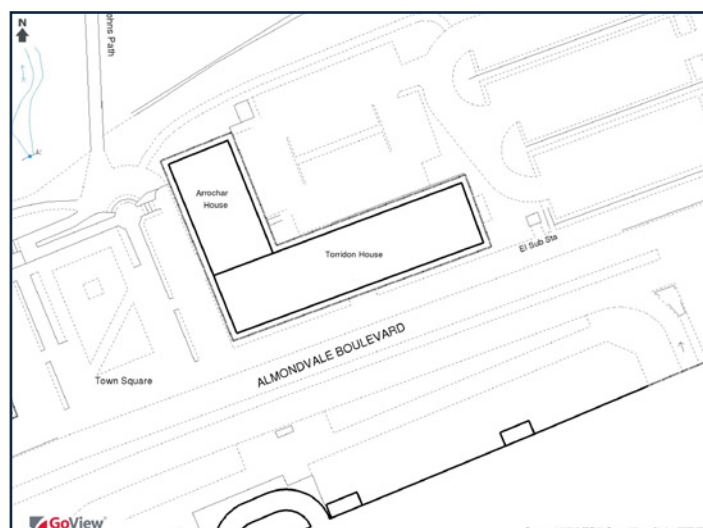
- Raised access floors
- Suspended ceilings with cat 2 Louvres
- Gas fired water central heating
- Lift access to ground and first floors
- M/F/D toilets
- Tea prep area in each suit

The plan below indicates layout.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and its definition of Net Internal Area, and is as follows:

East Wing	4277 sq.ft	397.3 sq.m
West Wing	2165 sq.ft	201.1 sq.m
Link area	255 sq.ft	23.7 sq.m
Total	6797 sq.ft	631.4 sq.m



LEASE TERMS

Our clients are seeking leases in the region of 5 years, based on rents equivalent to £10 per sq.ft.

LEGAL COSTS

Each party will be responsible for their own legal and other costs incurred in any transaction with the ingoing tenant being responsible for the payment of Stamp Duty Land Tax (or equivalent), Registration Dues and VAT incurred thereon.

RATES

According to the Valuation Roll, the property has a combined Rateable Value of £98,800, which based on the current (2016-17) rate poundage of 51p in the £ the cost attached to non-domestic rates would be £50388. Areas will be reassessed when split.

SERVICE CHARGE

There is a service charge covering landscaping, grounds maintenance, and common area costs. Building Insurance is also recovered through the service charge.

Full costs and details of what is covered can be provided by the managing agents.

ENTRY

On conclusion of missives or some other date as may be mutually agreed

CONTACT

For Further information, or to arrange a viewing, please contact
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