

TO LET

Office Suites

Ranging from 1,000 sq ft to 8,000 sq ft



Alderstone Business Park, Livingston, EH54 7DF

AMENITIES

- | | | |
|----------------------------|------------------------|----------------------|
| 1 Alderstone Business Park | 4 Shopping Centre | 7 Hotel & Restaurant |
| 2 West Lothian College | 5 Retail Park | |
| 3 Almondvale Stadium | 6 Civic Centre & Court | |



LOCATION

Livingston is Scotland's seventh largest town with a population of 55,000 people. It is one of Scotland's principal hi-technology and distribution centres and boasts inward investment from a number of international organisations to include BSKyB, Quintiles, Atos Origin and GE Network Solutions.

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston can be accessed from Junctions 3 and 3A of the M8 motorway and provides excellent access to both Edinburgh and Glasgow International Airports.

Alderstone Business Park occupies a prominent position fronting Alderstone Road in Livingston town centre. The park provides excellent road and public transport links as outlined below:

- Livingston Town Centre and Bus Station are within easy walking distance
- 4 regular bus services from Livingston bus station to Edinburgh City Centre
- 5 bus routes from Alderstone Business Park to Livingston's two railway stations
- 5 minute drive to Livingston North railway station
- 7 minute drive to Livingston South railway station
- 23 minute journey time from Livingston North railway to Edinburgh Waverley
- 15 minute drive to Edinburgh airport
- 35 minute drive to Edinburgh City Centre
- Rail Service to Glasgow

The excellent communication links within the Livingston area and beyond ensure good staff availability is extremely high with a catchment population extending throughout the central belt of Scotland.

Almondvale, Livingston's rapidly growing town centre, is only a short walk from Alderstone Business Park. Its amenities include a major shopping centre providing a wide range of bars, restaurants and retail outlets and a number of leading supermarkets.

Alderstone Business Park offers small to medium sized businesses the opportunity to have their own offices within an established business park environment and is also well suited to larger organisations seeking expansion space for a satellite office.



DESCRIPTION

The park comprises of eight two storey brick built office pavilions offering good quality office accommodation for single or multiple occupancy. Each unit has generous car parking ratio of approximately one to 25 sq m (267 sq ft).

Existing occupiers of the Park include Schindler, Heat & Control, Richmond Fellowship and The Discovery Group.

LEASE TERM

New full repairing and insuring leases are available on flexible terms from the landlord. Further information is available from the letting agents.

LEGAL EXPENSES

Each party to bear their own legal expenses, however, the incoming tenant will be responsible for stamp duty land tax and registration dues incurred in connection with this transaction.

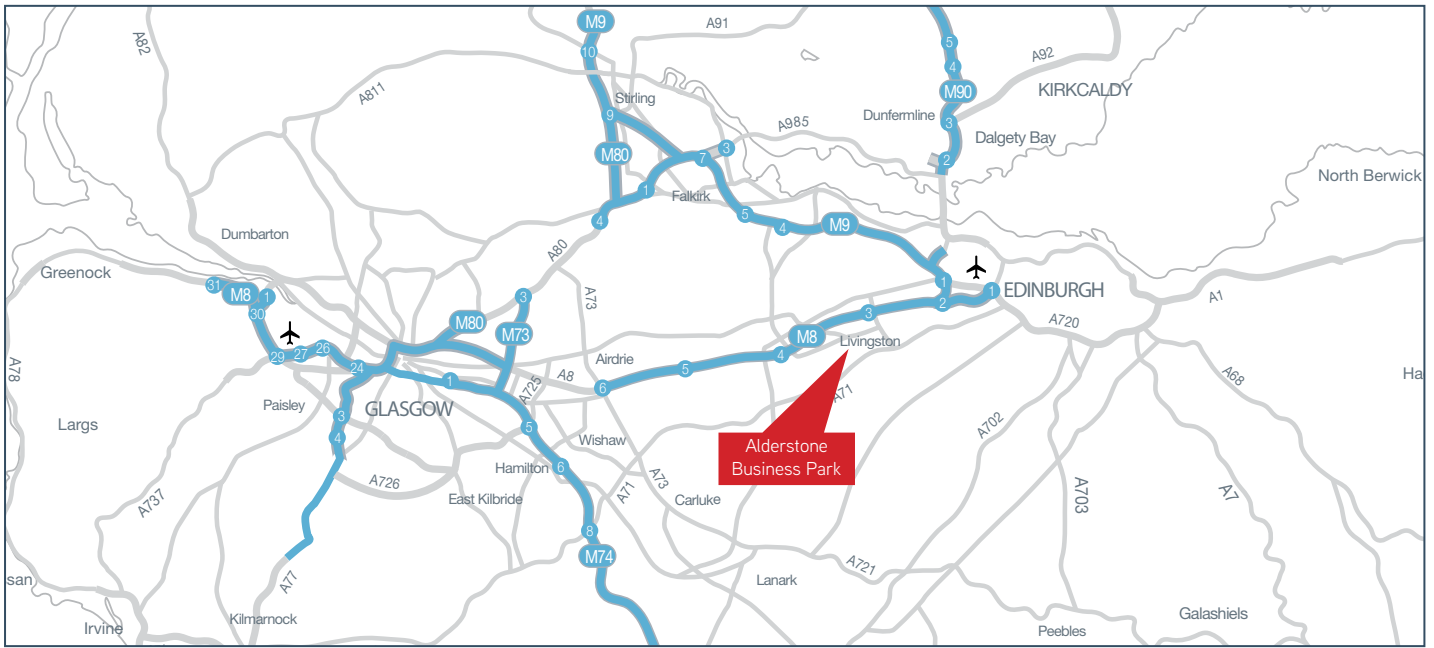
VAT

All rents, premiums and service charges will be subject to VAT.

RATING

We recommend that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).





VIEWING



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