



TO LET/MAY SELL

1 Almondview Office Park, Livingston, West Lothian, EH54 6SF

2 Storey Office Building

From 2,877 sq.ft – 11,500 sq.ft

Allocated Parking

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.

The Property is situated at the east end of Almondvale, Almondview Office Park and is located in a landscaped setting adjacent to the town centre.

DESCRIPTION

The accommodation can be split to provide a suite on the ground floor and two suites at first floor. The ground floor east suite is let on a short term basis, leaving the ground floor west suite of 267 sq m (2,877 Sq Ft) and the first floor of 535 Sq M (5,755 Sq Ft). There are 28 parking spaces available.

The ground floor west suite has the benefit of a number of meeting rooms, kitchen and computer cabling.

ACCOMODATION

- Curtain walling with glazed entrance doors
- Double glazed windows with high performance glass
- Suspended ceiling to office incorporating modular fluorescent light fittings with recessed low glare diffuser. Raised access floor system
- Quality carpet tiles
- Superior hardwood finishes throughout
- Gas fired central heating system
- Comfort Cooling
- Tiled male, female and disabled toilets
- 8 person passenger lift
- Fire alarm and smoke detection system
- Car park lighting

RATES

According to the Valuation Roll, the ground floor property has a cumulative Rateable Value of £43,400 and the first floor property has a cumulative Rateable Value of £43,700, which is based on the current rate poundage of 49p in the £RV (2018/19)

TERMS

The properties are available on flexible lease terms, full or short term lease available. Service Charge – approx. £4.50 per sq. ft
Price: Available on request.

VAT

VAT will be charged on all payments due to the landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole selling 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:

ESA1616 / ESA1617

DATE OF PUBLICATION:

June 2019

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