



FAIRWAYS BUSINESS PARK

DEER PARK LIVINGSTON



TO LET: **2 DEER PARK ROAD**

Design & Build Opportunity
2,834 sq m (30,508 sq ft)

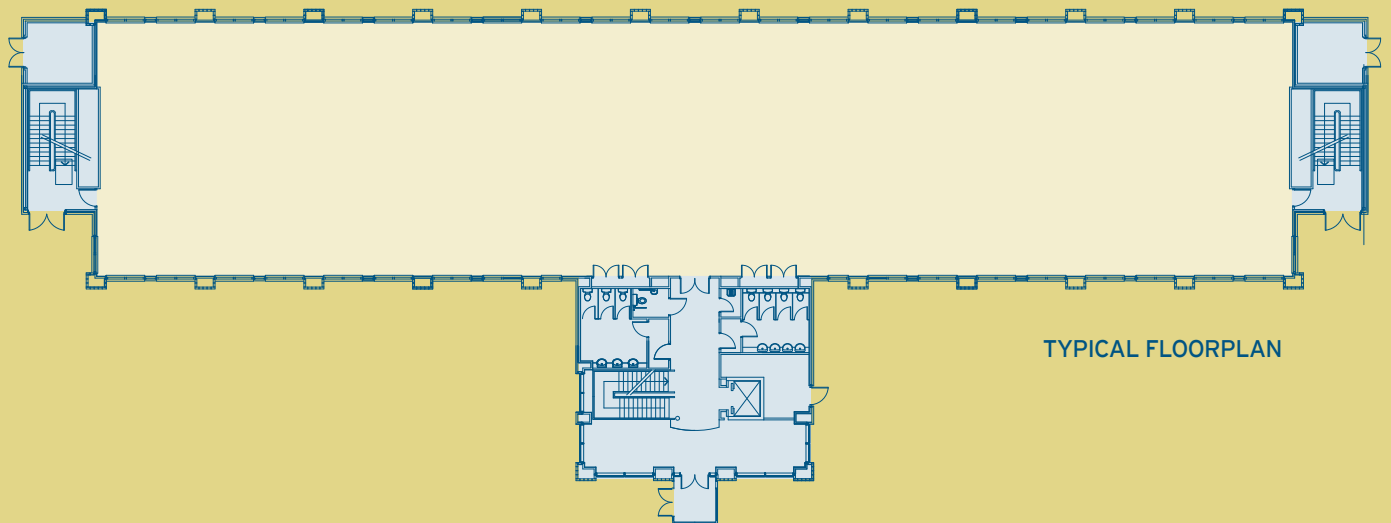
- 119 car parking spaces
- Dedicated/Uncontended High Speed Internet Access
- Immediate access to M8 Motorway

www.fairwaysoffices.co.uk

GROWTH THROUGH INNOVATION



SATELLITE NAVIGATION REFERENCE: EH54 8AF



TYPICAL FLOORPLAN

DESCRIPTION

The subjects will comprise a three storey office building offering large open plan floor plates within a well established business location.

Internally the buildings will be finished to a high specification providing occupiers with modern facilities expected to meet today's requirements.

ACCOMMODATION

The building will provide 2,834 sq m (30,508 sq ft). There are 119 car parking spaces with the accommodation.

SPECIFICATION

The specification can be tailored to suit tenants requirements to include:

- Quality finishes
- Full raised access floor
- Minimum floor to ceiling height of 2.7m
- Suspended ceiling with VDU compatible lighting
- Double glazed window units
- Full air conditioning
- Full lift access
- Male, female and disabled toilet facilities
- Flexibility to subdivide floorplates
- Open plan office space

LEASE TERMS

The building is available on Full Repairing and insuring terms.

RENTAL

Available upon application.

VAT

All figures are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the in-going tenant being liable for any stamp duty, registration dues and VAT.

MANAGEMENT

The Business Park is managed to provide a high quality working environment for the benefit of the occupiers. Further details available upon application.

FURTHER INFORMATION

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