

TO LET

**SELF CONTAINED OFFICE SUITE
UNIT 3, HOUSTOUN INTERCHANGE
LIVINGSTON
EH54 8ZZ**



**1,418 SQ.FT/131 SQ.M
FLEXIBLE TERMS AT COMPETITIVE RENTS
HIGH SPEED INTERNET
HIGHLY VISIBLE BUSINESS LOCATION**

LOCATION

Livingston is strategically located 30 miles east of Glasgow and 15 miles west of Edinburgh. It lies adjacent to Junction 3 of the M8 motorway giving it excellent access to the Scottish motorway network. Livingston is also well served by rail and bus services. In addition, Edinburgh and Glasgow airports are within east reach.

Houstoun Interchange is located just off Junction 3 of the M8 Glasgow to Edinburgh motorway.

Situated on the east side of the A899 Livingston Road, which is the main arterial route into Livingston, the business park is minutes from;

Livingston North & Uphall Railway Stations (with regular train connection to Edinburgh and Glasgow), Premier Inn, BP filling station, Deer Park Golf and Country Club
Excellent shopping facilities are available within Livingston Town Centre at Almondvale Shopping Centre and McArthur Glen. Neighbouring occupiers at Houstoun Interchange include Abo Wind, SPF and Route Monkey.

DESCRIPTION

The offices are designed to include the following specification:

- Brick elevations with feature glass
- CAT 3 lighting
- Excellent broadband availability
- Easily accessible
- parking spaces

ACCOMMODATION

The office been measured in accordance with the RICS Code of Measuring practice (6th Edition) and its definition of Net Internal Area and is as follows:
1,418 Sq.ft/131 Sq.m.

RENT

The property is available on a full repairing and insuring lease for a minimum of 3 years at £12,000 per annum exclusive of VAT.

RATES ASSESSMENT

According to the Valuation Roll, the unit has a Rateable Value of £16,600. New Occupiers will be entitled to appeal this figure.

SERVICE CHARGE

Landscaping and common estate charges are administered by the landlord, and details are available from the letting agent. Common building costs are split with the ground floor occupier on an ad-hoc basis.

EPC RATING

The building has an Energy Performance rating of C.

VIEWING

By appointment with the letting agent only.

ENTRY

On conclusion of missives

VAT

VAT is charged on all payments to the landlord.

LEGAL COSTS

Each party will be responsible for their own legal and other costs incurred in the transaction. The ingoing tenant will be liable for any Land & Buildings Transaction Tax, Recording Dues and any VAT thereon.

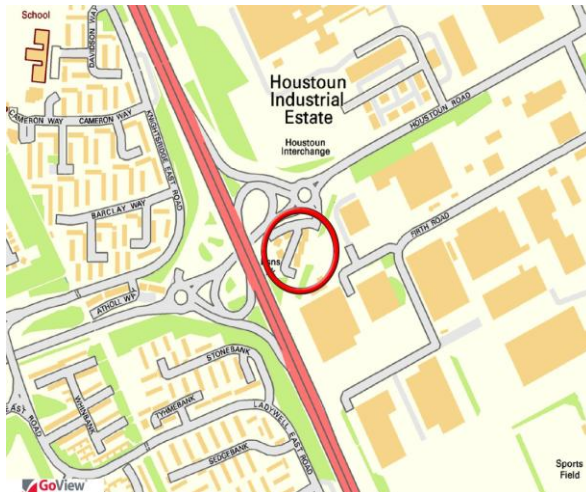
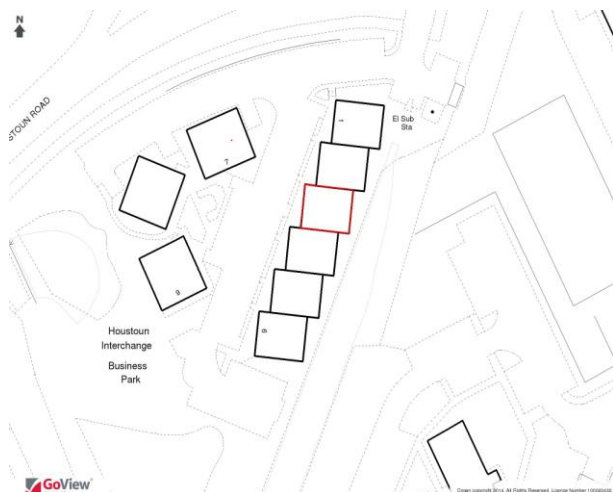
For Further information, or to arrange a viewing, please contact



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