



# TO LET

Torridon House, Almondvale Boulevard, Livingston

2,046 sq.ft Modern Office

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Fully Accessible

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Attractive courtyard environment

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Well located for public transport link

## 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.

Torrison 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

Torrison House comprises a modern 2 storey office pavilion, in a highly prominent location.

The available accommodation within Torrison House comprises an open plan ground floor office.

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 floors
- M/F/D toilets
- Recessed tea prep area.
- The east wing of the ground floor is occupied by KW Law, and there is also an upper floor extending to 6797 sq.ft.

## ACCOMMODATION

The ground floor suite 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  
Office 2046 sq.ft 190.1 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 Rateable Value of £29,800, which based on the current rate poundage of 48.4p in the £ the cost attached to non-domestic rates would be £14423.

## 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

## REFERENCE:

ESA1945

## DATE OF PUBLICATION:

October 2019

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