

## **TO LET**

**SELF CONTAINED OFFICE SUITE  
UNIT 5, HOUSTOUN INTERCHANGE  
LIVINGSTON  
EH54 8ZZ**

**2,741 SQ.FT/255 SQ.M  
FLEXIBLE TERMS AT COMPETITIVE RENTS  
HIGH SPEED INTERNET  
HIGHLY VISIBLE BUSINESS LOCATION**



**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX  
Telephone: 01506 497010 Email: [mail@japollock.co.uk](mailto:mail@japollock.co.uk)**

## 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 easy 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
- 9 parking spaces

## ACCOMMODATION

The office has been measured in accordance with the RICS Code of Measuring practice (6th Edition) and its definition of Net Internal Area and is as follows:

2741 sq ft 255m<sup>2</sup>

## RENT

Passing rent is £23,000pa exclusive of VAT.

The accommodation is offered by way of assignment to 27 July 2019. Alternatively, a sub-lease would be considered and concessions may be available.

## RATES ASSESSMENT

According to the Valuation Roll, the unit has a Rateable Value of £30,000. 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.

## 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

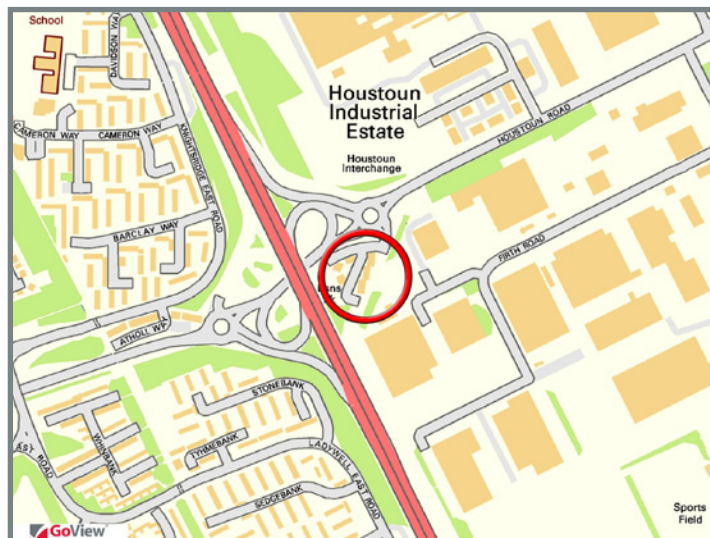
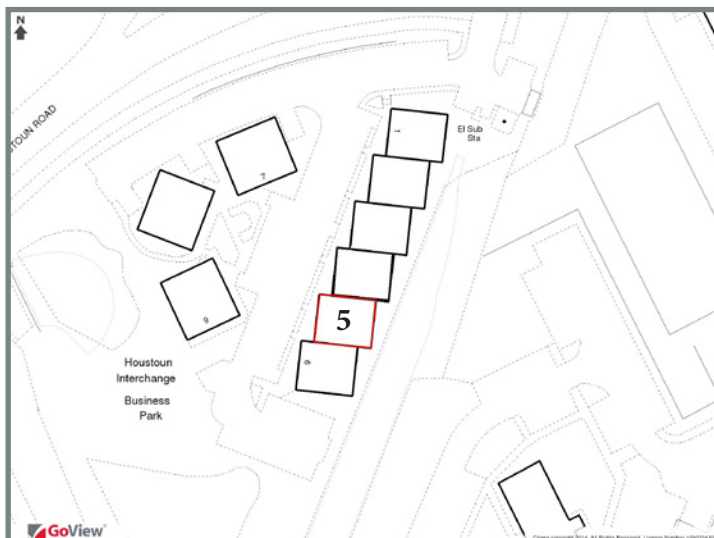
Each party will be responsible for their own legal and other costs incurred in the transaction. The incoming tenant will be liable for any Land & Buildings Transaction Tax, Recording Dues and any VAT thereon.

## FOR FURTHER INFORMATION

Please contact -

JA Pollock, Property Consultants  
Munro House,  
Quarrywood Court,  
Livingston Village,  
EH54 6AX  
Tel: 01506 497010

Contact: Graeme Pollock (graeme.pollock@japollock.co.uk)  
John Dunsmore (john.dunsmore@japollock.co.uk)



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