



TO LET

OFFICE

Unit 7, Bain Square, Kirkton Campus, Livingston, EH54 7DQ

Detached office pavilion

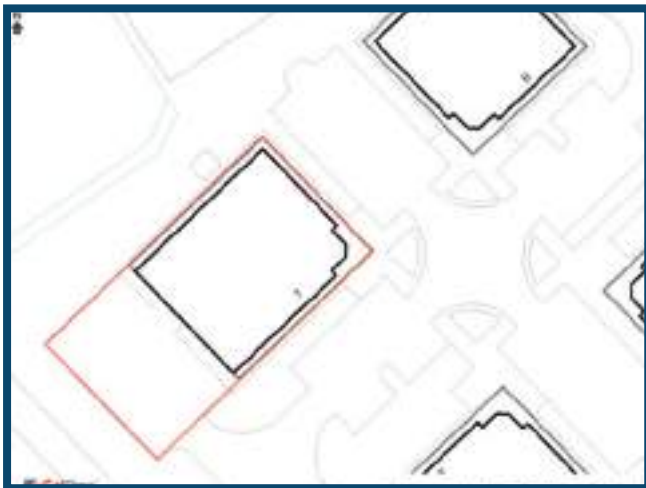
7085 sq ft 658.29 sq m

Attractive office fit – out

LOCATION

Livingston, a former new town, is ideally situated in the heart of Central Scotland, between Edinburgh (16 miles) and Glasgow (32 miles) on the M8 Motorway, benefiting from a catchment of circa 1.9 million within 45 minutes driving time. Livingston is the administrative centre of West Lothian and its strategic position has secured some high calibre occupiers including Johnson & Johnson, Intelligent Finance, BskyB and Scottish Courage, Livingston also benefits from excellent public transport links while there is over 1.5 million sq ft of retail accommodation within the rapidly expanding town centre, which is within easy reach of 7 Bain Square.

The property sits within mature parkland environment on the periphery of the town centre, occupying the site at the end of Bain Square, easily accessible by both car and public transport.



DESCRIPTION

The accommodation comprises a fully fitted office area. A large open plan office area benefits from a loading door, which is currently blanked off by plasterboard.

Steel framed with brick infill the property benefits from glazing along three elevations. A small meeting room has been created on an upper level and is accessed by a spiral staircase.

The building benefits from the following outline specification:-

- Double glazing throughout
- Gas fired central heating
- Air conditioning
- Perimeter cabling (CAT 5 cabling installed)
- Suspended ceiling incorporating Cat 2 lighting
- Burglar alarm system
- Male & female toilet facilities/shower
- Disabled toilet
- Kitchen
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Situated in a pleasant rural environment the building benefits from a large car park and is centrally placed on a mature landscaped site.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice and its definition of NIA and we would comment as follows

Net Internal Area- 7085 sq.ft/ 658.29 sq.m

RATES

According to the Assessors website (www.saa.gov.uk) the property has a rateable value of £68,100.

TERMS

The landlord will offer competitive rentals on standard commercial leases. Further information on application and subject to contract and covenant.

LEGAL COSTS

Both parties will meet their own legal costs in any transaction on the property

VAT

VAT will be charged on all payments to the landlord.

VIEWINGS

Viewings must be arranged through the sole marketing agents only.

For further information, please contact

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