

alderstone
BUSINESS PARK





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Livingston is Scotland's seventh largest settlement and the third largest town with a population of over 55,000 people. It is one of Scotland's principal hi-technology and distribution centres and boasts inward investment from a number of international organisations to include BskyB, Quintiles, Atos Origin and GE Network Solutions.

DESCRIPTION

Alderstone Business Park offers small to medium sized businesses the opportunity to have their own offices within an established business park environment and is also well suited to larger organisations seeking expansion space for a satellite office.

The park comprises of eight two storey brick-built office pavilions offering good quality office accommodation for single or multiple occupancy. Each unit has generous car parking ratio of approximately 1:23 sq.m (1:267 sq. ft). Existing occupiers of the park include Schindler, Richmond Fellowship and Escape Recruitment.

LOCATION

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow. Livingston can be accessed from junctions 3 and 3A of the M8 motorway and provides excellent access to both Edinburgh and Glasgow International Airports. Alderstone Business Park occupies a prominent position front Alderstone Road in Livingston Town Centre. The park provides excellent road and public transport links as outlined below.

The excellent communication links within the Livingston area and beyond ensure good staff availability and is extremely accessible with a catchment population extending throughout the central belt of Scotland. Almondvale, Livingston's rapidly growing town centre, is only a short walk from Alderstone Business Park. Its amenities include a major shopping centre providing a wide range of bars, restaurants, a cinema and retail outlets, with a number of leading supermarkets also in the vicinity.

LEASE TERMS

New full repairing and insuring leases are available from the landlord. Further information is available from the joint letting agents.

LEGAL EXPENSES

Each party to bear their own legal expenses, however, the incoming tenant will be responsible for Stamp Duty Land tax and registration dues incurred in connection with this transaction.

VAT

All rents, premiums and service charges will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Please refer to the attached table for EPC ratings for each individual building.

RATING

We recommend that interested parties contact the Lothian Valuation Board directly for rating information.

ACCOMMODATION

	Sq.ft	Sq.m	EPC
Building 1 First Floor	2,887	268	E68
Building 3	5,226	486	E75
Building 4	4,150	386	C44
Building 7	7,834	728	D55
Building 8	7,834	728	D53

FURTHER INFORMATION:

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