

TO LET

**3 RUTHERFORD SQUARE,
BRUCEFIELD INDUSTRY PARK,
LIVINGSTON EH54 9BU**



**HIGHLY VISIBLE UNIT
FLEXIBLE LEASE TERMS
FOR ASSIGNATION / MAY SUBLET**

Location

Livingston lies some 15 miles west of Edinburgh and 30 miles east of Glasgow, and is immediately accessible from junction 3 and 3A of the M8 motorway.

Rutherford Square occupies a prominent location within Brucefield Industry Park, in close proximity to the main entrance. Brucefield itself is one of Livingston's original industrial estates, and lies to the south of Livingston, just off the A71 at the Wilderness Roundabout. The A71 provides access to East and West Calder, as well as Edinburgh.

Description

The property comprises a highly visible end-terraced unit within a terrace of 1980's industrial units

The external construction comprises a steel portal frame with profile metal sheeted walls and flat roof.

The property benefits from:

- block mezzanine with office space beneath
- GCH in offices
- Monitored alarm (subject to contract)
- kitchen and toilet facilities
- shower
- clear eaves height of 4.58m
- separate office and loading doors.
- fluorescent strip lighting throughout, with natural daylight via skylights.

Accommodation

According to our measurements, carried out in accordance with the RICS Code of Measuring Practice (6th Edition), the following approximate gross internal area was calculated:

	Sq.ft	Sq.m
Ground Floor	3074	286
Mezzanine	1632	152
Total	4706	438

Lease Terms

Further information on lease terms and rent is available from the letting agent.

Rateable Value

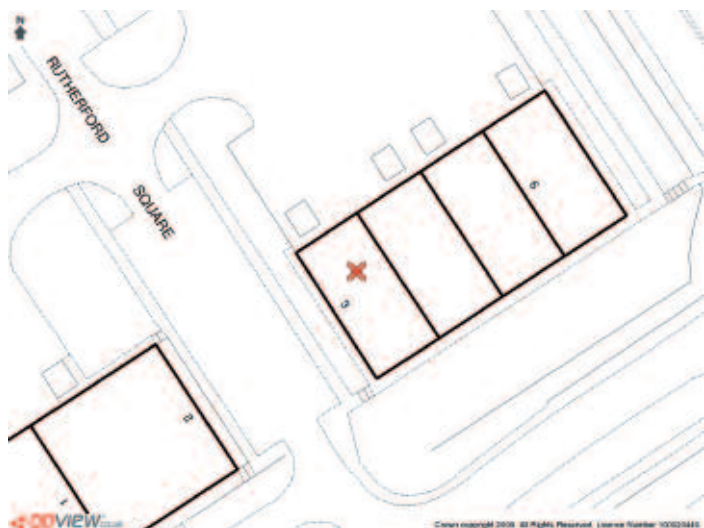
We have been verbally advised by the Scottish Assessors that the rateable value of the vacant accommodation is £15,000. The current rate poundage is 0.485p for 2009/2010 financial year.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payments of Stamp Duty Land Tax, Registration Dues, subsequent memoranda and VAT incurred thereon.

for further information or to arrange a viewing please contact:

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