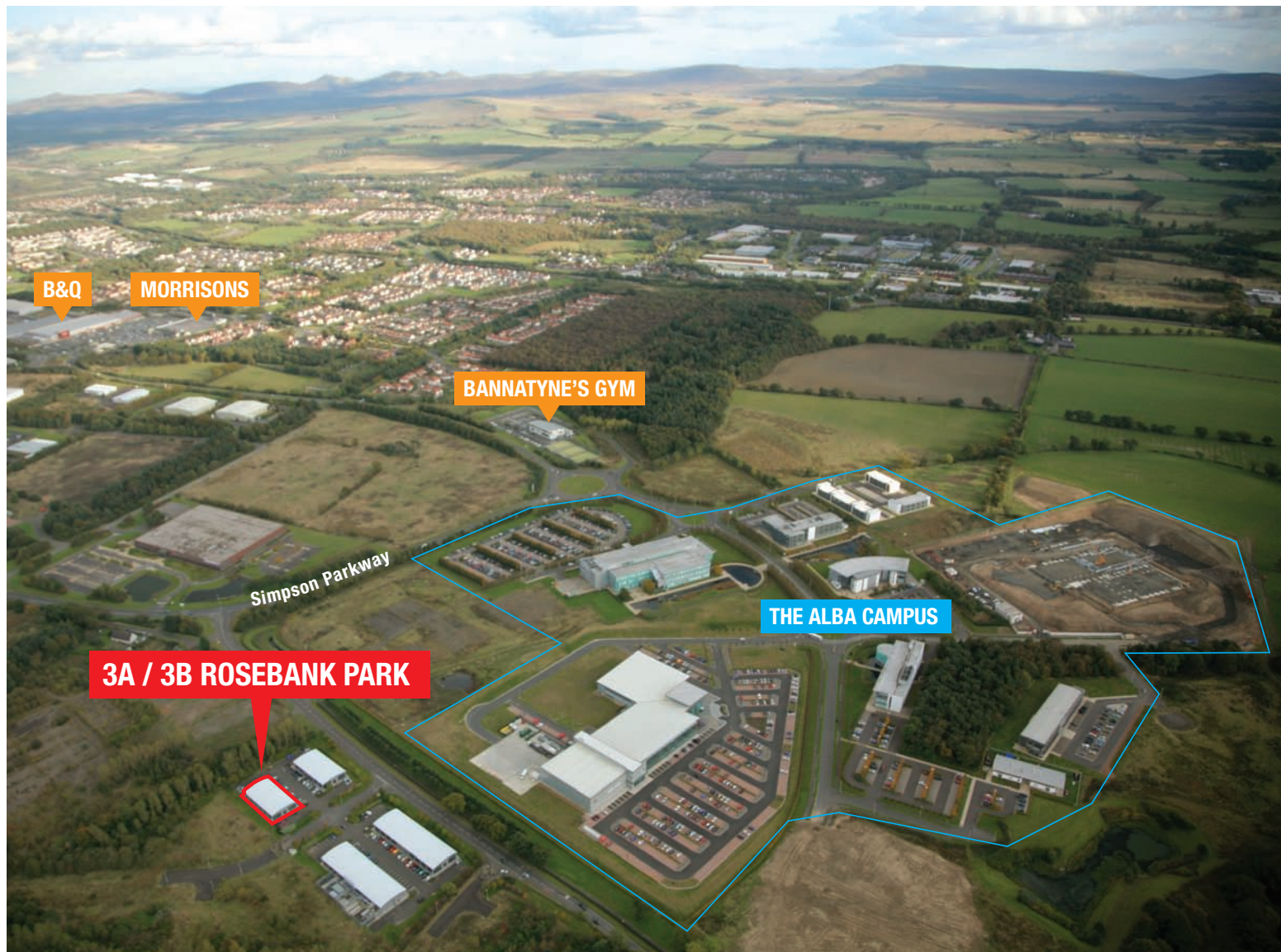


3A AND 3B ROSEBANK PARK
KIRKTON CAMPUS
LIVINGSTON
EH54 7EJ

OPEN PLAN OFFICE ACCOMMODATION



• TO LET

- 188 SQ M (2,062 SQ FT) - 452 SQ M (4,865 SQ FT)
- HIGH QUALITY OFFICE UNITS
- FLEXIBLE LEASE TERMS
- OPEN PLAN LAYOUT



ftlinden
.com

0131 226 6287

J A Pollock
PROPERTY CONSULTANT

01506 497010
www.japollock.co.uk

LOCATION

Situated approximately 15 miles west of Edinburgh and 30 miles west of Glasgow, Livingston can be accessed from Junction 3 and 3A of the M8 motorway.

Occupying a high amenity location within Livingston, Rosebank Park sits at the south west corner of Kirkton Campus and is near to the new multi-million pound Quintiles research facility.

Rosebank Business Units comprise four Class 4 office pavilions, with neighbouring occupiers including Choices Community Healthcare and Helia Photonics.

DESCRIPTION

The business units within Rosebank Park offer attractive accommodation in a mature landscaped environment. Units are of steel portal frame construction with glass & curtain walling. The units have a curved metal roof with feature profile cladding to the end elevations.

Internally, the units have been fitted out to high degree of specification as offices.

A free standing mezzanine has been installed in Unit 3B, offering additional storage space.

Other features include:

- Recessed lighting in suspended ceiling with Cat 2 louvres
- Glazed partitioning
- Localised comfort cooling cassettes
- M/F/D WC facilities, with kitchen and stores

ACCOMMODATION

The subjects have measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

	SQ FT	SQ M
Block 3A	2,062	188.24
Block 3B	2,095	194.63
TOTAL	4,860	451.5

RATEABLE VALUE

We have been advised by the local Assessors department that the premises are currently entered into the Valuation Roll as a single entry, with a Rateable Value of £43,000.

This gives an estimated annual rates bill of £17,802 (2010-2011 figures).

RENT

Available upon application.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, stamp duty land tax and any other expenses.

VAT

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

VIEWING & FURTHER INFORMATION

By contacting the joint letting agents:

Angus Thomson MRICS

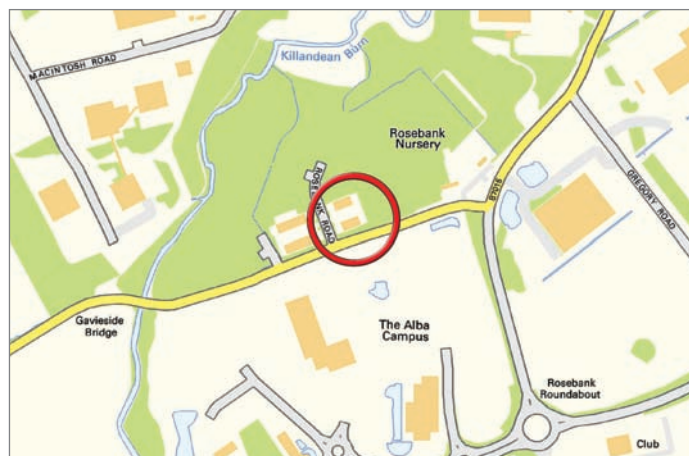
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