

TO LET/ MAY SELL

**FLEMING COURT
FLEMING ROAD
KIRKTON CAMPUS
LIVINGSTON, EH54 7BN**



**AVAILABLE SUMMER 2010
FLEXIBLE BUSINESS SPACE
OFFICE/ LIGHT INDUSTRIAL
INDIVIDUAL & SPECIALISED FITOUTS MAY BE INCORPORATED.**

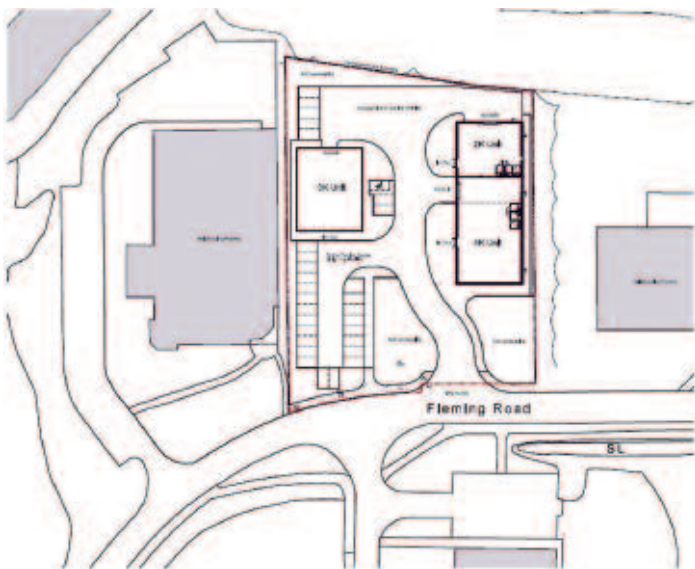
Kirkton Campus is recognised as one of Scotland's highest profile business and technology parks. It has easy access to J3 and 3A of the M8 motorway and is situated 30 miles east of Glasgow City centre and 15 miles west of Edinburgh City Centre.

Livingston is well served by both bus and rail services, and within easy reach of Glasgow and Edinburgh International Airports. The town is home to organisations such as Tesco plc, Mitsubishi Corporation (UK), Schuh Ltd., Intelligent Finance, Aptuit and BSKyB. Kirkton Campus is in close proximity to Almondvale Shopping Centre where excellent amenities are available including shopping, health and fitness centres, cinemas, restaurants etc.

ACCOMMODATION

The project comprises of a courtyard of single storey business pavilions ranging in size from 243m² (2,616sq.ft.) to 569m² (6,215sq.ft.). The units are being provided as basic shells as shown on the plan with central core facilities but the landlord is prepared to facilitate a unit to meet the occupier's specific needs. These works which could be rentalised include:

- Voice/data cabling
- CAT 2 lighting
- Raised access floor
- Gas fired central heating or full air conditioning
- Tea preparation area
- Quality finishes throughout
- Full DDA compliance
- Generous parking provision
- Loading doors



LEASE AND SALE TERMS

Our clients, Ashwood Scotland Limited, are ideally seeking to let the subjects on standard full repairing and insuring (FRI) terms for flexible periods and a quoting rent of £7 per sq.ft. exclusive of VAT is being sought for a shell unit. Alternatively our clients will sell a unit. Prices are available on request.

RATES

The subjects are not entered in the Valuation Roll as a single property, therefore a rateable value is not available.

LEGAL COSTS

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the ingoing tenant or purchaser will be liable for all Stamp Duty Land Taxes, registration dues and VAT thereon.

Further Information

For further information, please contact

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The owner of the property does not make or give and neither J.A.Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. J.A.Pollock and their employees accept no responsibility for information supplied to them by the owner or by any third party. Date of preparation November 2009.