

TO LET

**FLEXIBLE LEASE TERMS
GROUND FLOOR SUITE**

**UNIT 6, ALDERSTONE BUSINESS PARK, LIVINGSTON,
EH54 7DF.**



**Munro House, Quarrywood Court, Livingston Village, Livingston EH54 6AX
Telephone: 01506 497010 Email: mail@japollock.co.uk**

Location:

Livingston is one of Scotland's largest towns with the fastest growing population, now approximately 55,000 people. Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is one of Scotland's principal hi-technology and distribution centres with a number of international companies including BSKyB, Scottish Water, Intelligent Finance, British Energy and Cadence. The town can be accessed from Junction 3 and 3A of the M8 Edinburgh/Glasgow motorway. Edinburgh International Airport is only a 15-minute drive, with the town benefiting from excellent public transport infrastructure, including a bus station and three railway stations (Livingston North, Livingston South and Uphall).

- Alderstone Business Park benefits from the following transport links: -
- Livingston Town Centre and Bus Station are within walking distance.
- Regular buses from Livingston bus station to Edinburgh City Centre.
- Good bus connections from Alderstone Business Park to Livingston's two railway stations.
- 5 minutes drive to Livingston North railway station.
- 7 minutes drive to Livingston South railway station.
- A 23 minutes train journey to Edinburgh Waverley.
- 15 minutes drive to Edinburgh airport.
- 25 minutes drive to Edinburgh City Centre.

Livingston's rapidly expanding town centre, Almondvale, is only a short walk from Alderstone Business Park. Amenities at Almondvale extend to 1.2 million sq ft of retail and leisure facilities to include two shopping centres (McArthur Glen and The Almondvale Shopping Centre) and one of the UK's largest Asda Walmart.

Alderstone Business Park with excellent communication links represents an opportunity for small to medium sized businesses seeking their own offices within an established business park environment or alternatively will suit larger organisations seeking expansion of their office accommodation, a satellite office, or a centre for customer access.

Description:

The park consists of 8 two-storey pavilions and our clients have the lease of Building no 6. The Ground Floor accommodation has been declared surplus to requirements and is being offered for sub-lease with the benefit of 10 parking space.



Rating

We are informed that the property is entered in the valuation roll at a rateable value of £38,400.

Legal Expenses

Each party to bear their own legal expenses, however, the ingoing tenant will be responsible for stamp duty and registration dues incurred in connection with this transaction.

VAT

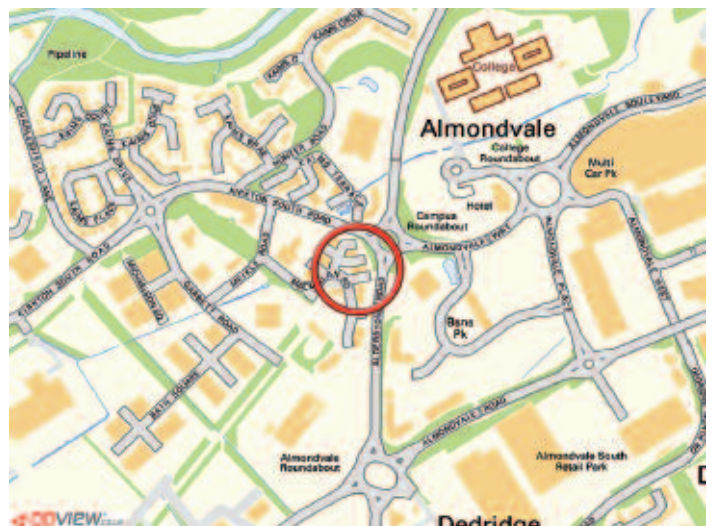
All rents, premiums and service charges will be subject to VAT.

Lease Term

Our clients, Escape Recruitment are offering the ground floor space extending to 2600 sq.ft at an **all-inclusive** rental of £52,000 per annum excluding VAT and rates.

The quoting rental based on annual agreement will include rent, insurance, service charge costs (including common area maintenance and cleaning) and utility costs.

Since the property is entered in the Valuation Roll separately it is assumed that the tenant will meet the rates bill but an arrangement for an all inclusive rental is included in this sum.



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 October 2009.