

TO LET

BROOM HOUSE
QUARRYWOOD COURT
LIVINGSTON
EH54 6AX



- FLEXIBLE LEASE TERMS
- 2,874 SQ.FT/267 SQ.M
- GOOD MOTORWAY LINKS
- 12 DEDICATED PARKING SPACES

LOCATION

Livingston is strategically located 32 miles East of Glasgow City Centre and 16 miles West of Edinburgh City Centre. It lies immediately adjacent to Junction 3 and 3A of the M8 motorway giving it excellent access to the Scottish motorway network.

The property is in Quarrywood Court, a development of office pavilions at the east end of Livingston Village. Within walking distance are Almondvale Centre, St Johns Hospital and the local amenities available within Livingston Village.

DESCRIPTION

The property is a brick and tile timber kit office, which has been fitted out to a particularly high standard. Internally, the offices are decorated plasterboard, with suspended ceiling.

The property has loft space, which is presently used for stores. The building was completed in the early 2000's. However the space has been retrofitted with a mix of open plan and cellular offices.

The unit benefits from M/F/D toilets, a kitchen and low pressure gas fired hot water central heating.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and its definition of Gross Internal Area, and is as follows:
Net Internal Area- 2,874 sq.ft/267 sq.m.

The property also benefits from 12 dedicated parking Spaces.

EPC

The property has an Energy Performance Certificate with a rating of D. Copies of Recommendation report available on request.

RATEABLE VALUE

According to the Valuation Roll, the property has a Rateable Value of £21,900 plus £1,400 for car parking, Current Rate Pounding is 48p/£RV, for 2018/19.

LEASE

Full lease details are available on request from the letting agent.

VAT

VAT is payable at the prevailing rate.

ENTRY

Entry currently forecast for Jan 2019, subject to completion of legal formalities.

COSTS

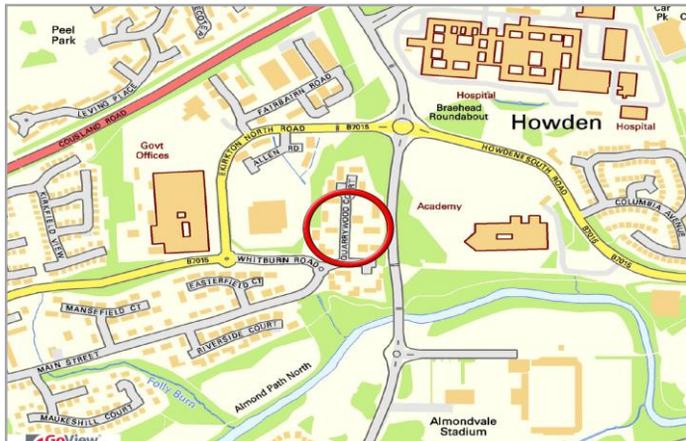
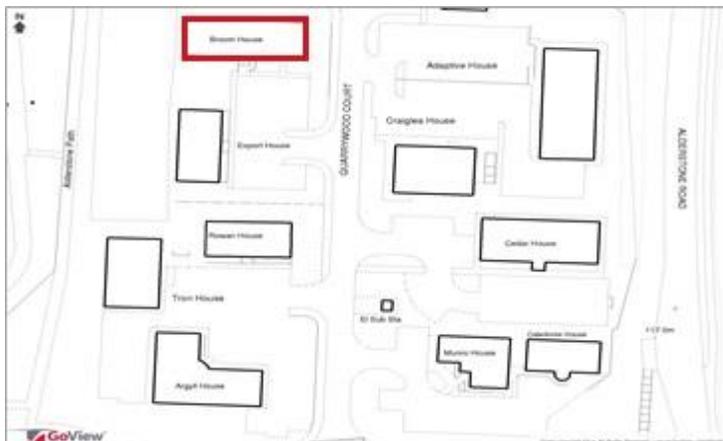
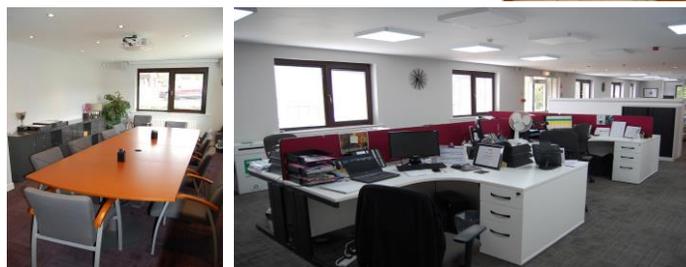
Each party will be responsible for their own legal and other costs.

For Further information, or to arrange a viewing, please contact

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