

TO LET

1 Almondview Office Park
Livingston
West Lothian
EH54 6SF



- 2 Storey Office Building
- From 2,877 sq.ft – 11,500 sq.ft
- Allocated Parking

LOCATION

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 50,000 and a catchment population in excess of 2m people within 1hr drivetime. The town has excellent transport links being strategically located adjacent to Junction 3 and 3A of the M8 motorway. It is situated approximately 8 miles from Edinburgh Airport, which provides regular national and international flights. There are also frequent train and bus services to both Edinburgh (25 minutes) and Glasgow (40 minutes) city centres. The town offers extensive retail and leisure facilities including The Centre, Livingston Designer Outlet Centre, retail warehousing, multiplex cinema and associated leisure uses.

The Property is situated at the east end of Almondvale, Almondview Office Park and is located in a landscaped setting adjacent to the town centre.

DESCRIPTION

The accommodation can be split to provide a suite on the ground floor and two suites at first floor.

The ground floor east suite is let on a short term basis, leaving the ground floor west suite of 267 sq m (2,877 Sq Ft) and the first floor of 535 Sq M (5,755 Sq Ft).

The ground floor west suite has the benefit of a number of meeting rooms, kitchen and computer cabling.

ACCOMODATION

- Curtain walling with glazed entrance doors
- Double glazed windows with high performance glass
- Suspended ceiling to office incorporating modular fluorescent light fittings with recessed low glare diffusers
- Raised access floor system
- Quality carpet tiles
- Superior hardwood finishes throughout
- Gas fired central heating system
- Comfort Cooling
- Tiled male, female and disabled toilets
- 8 person passenger lift
- Fire alarm and smoke detection system
- Car park lighting

RATES

According to the Valuation Roll, the ground floor property has a cumulative Rateable Value of £22,400 and the first floor property has a cumulative Rateable Value of £44,700, which is based on the current rate poundage of 48p in the £RV (2018/19)

TERMS

The properties are available on flexible lease terms, full or short term lease available.

Service Charge - approx. £4.50 per sq. ft

VAT

VAT will be charged on all payments due to the landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs.

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

JA Pollock Property Consultants Ltd,
Munro House,
Quarrywood Court,
Livingston Village,
EH54 6AX
Tel- 01506 497010



Contact-

Graeme Pollock- 01506 497212-
graeme.pollock@japollock.co.uk

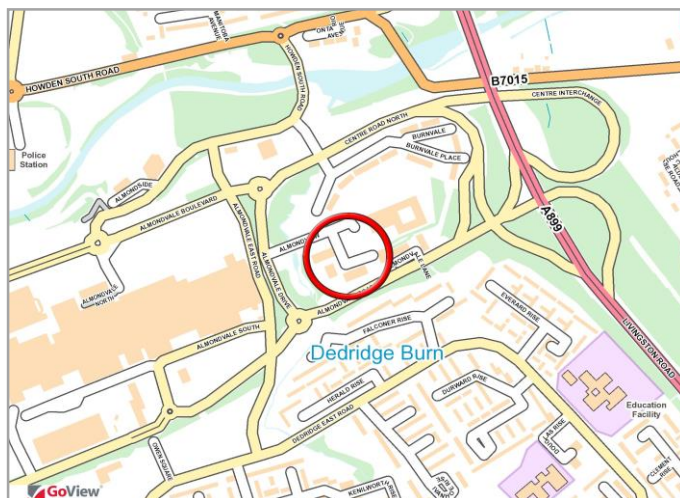
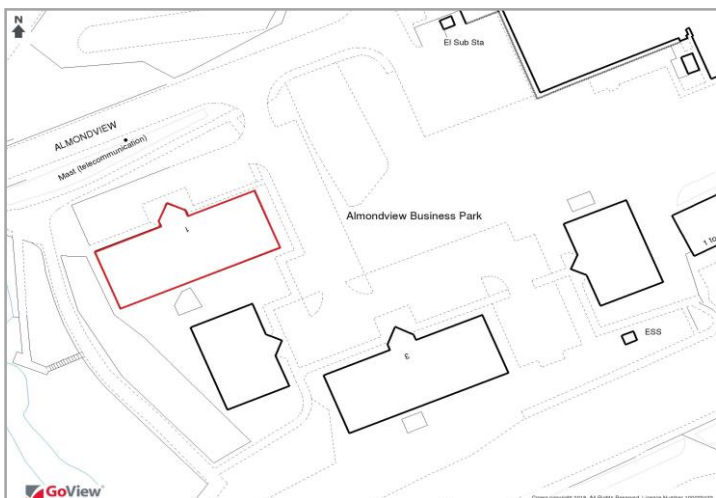
John Dunsmore 01506 490028-
john.dunsmore@japollock.co.uk

GVA

Quayside House
127 Fountainbridge
Edinburgh
EH3 9QG
Telephone – 0131 255 8000
Contact –
Peter Fraser – peter.fraser@gva.co.uk



Matthew Moggach – matthew.moggach@gva.co.uk



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