

TO LET

OFFICE SUITE

- MODERN OPEN PLAN
OFFICE ACCOMMODATION

- DEDICATED CAR
PARKING SPACES

- GROUND FLOOR SUITE
AVAILABLE

Ryden



**6 ALMONDVALE BUSINESS
PARK, LIVINGSTON, EH54 6GA**

GET IN TOUCH

CONTACT Jack Chandler/ Iain Taylor

TELEPHONE 0131 473 3204/ 0131 473 3264

EMAIL jack.chandler@ryden.co.uk

EMAIL iain.taylor@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agents

2,304
SQUARE FEET

214
SQUARE METRES

EDINBURGH

7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



6 ALMONDVALE BUSINESS PARK, LIVINGSTON, EH54 6GA

LOCATION

Livingston is strategically located at the heart of Scotland's Motorway network. Situated next to Junction 3 of the M8 motorway, 10 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is an ideal base to service central Scotland. Edinburgh International Airport and the Queensferry Crossing are also within a 15 minute drive from the town.

Almondvale Business Park enjoys a central location within Livingston town centre and is within a 5 minute walk of The Centre, a 1.5 million sqft prime retail and leisure destination. In addition, there is a Starbucks café and drive-thru plus Marston's Inn Hotel immediately adjacent on Almondvale Business Park.

Other occupiers already in the building are Bellway Homes and Energy Assets.

DESCRIPTION

The property comprises a modern stand-alone three storey office building with impressive triple height entrance / reception area. The accommodation benefits from the following specification:

- Comfort cooling system
- 150mm raised access floors
- Male / female / accessible WCs located on each level
- Shower facilities on each level
- Secure door entry system
- Full lift access

GET IN TOUCH

CONTACT Jack Chandler/ Iain Taylor

TELEPHONE 0131 473 3204 / 0131 473 3264

EMAIL Jack.chandler@ryden.co.uk

EMAIL iain.taylor@ryden.co.uk

ACCOMMODATION

The available ground floor suite totals 214 sq m (2,304 sq ft) of accommodation as measured on a Net Internal basis.

CAR PARKING

The building benefits from a dedicated car park situated immediately to the front of the property.

BUSINESS RATES

We are advised the ground floor suite currently has a Rateable Value of £20,400 with rates payable (2022/2023) of approximately £9,996 per annum.

TERMS

The suite is available on a new Full Repairing & Insuring lease at a quoting rent of £25,000 per annum for a period to be agreed.

ENTRY

By mutual agreement and subject to conclusion of missives.

VAT

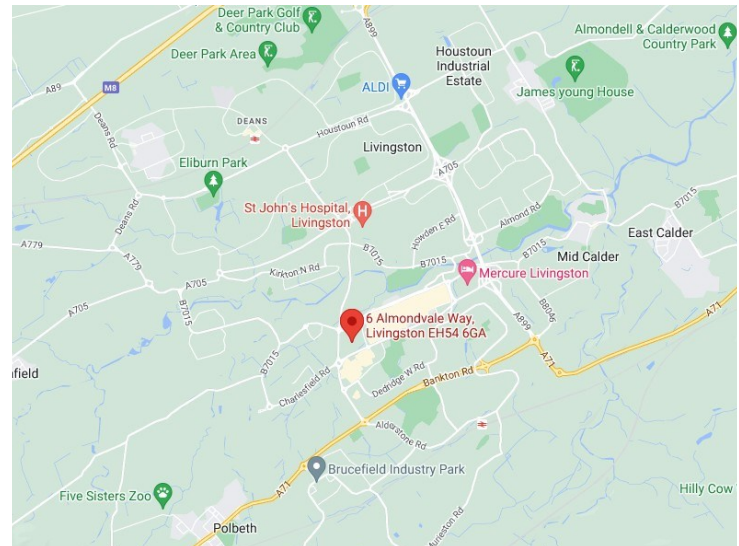
All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. September 2022