

# 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

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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

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### 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

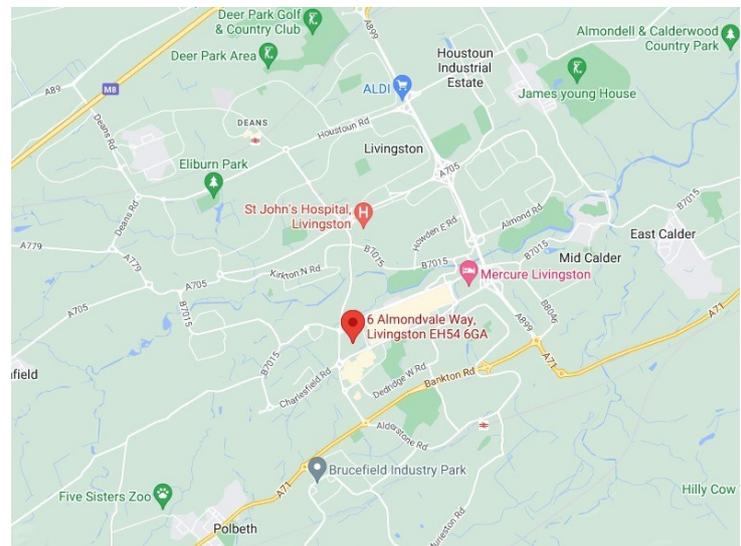
All figures are quoted exclusive of VAT.

### LEGAL COSTS

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

### ENERGY PERFORMANCE CERTIFICATE

Available on request.



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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.

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