

# Ryden

## TO LET

**SELF-CONTAINED OFFICE  
PREMISES**

**122.1 SQ M (1,314 SQ FT)**



**6 ALLEN ROAD  
LIVINGSTON  
EH54 6TQ**

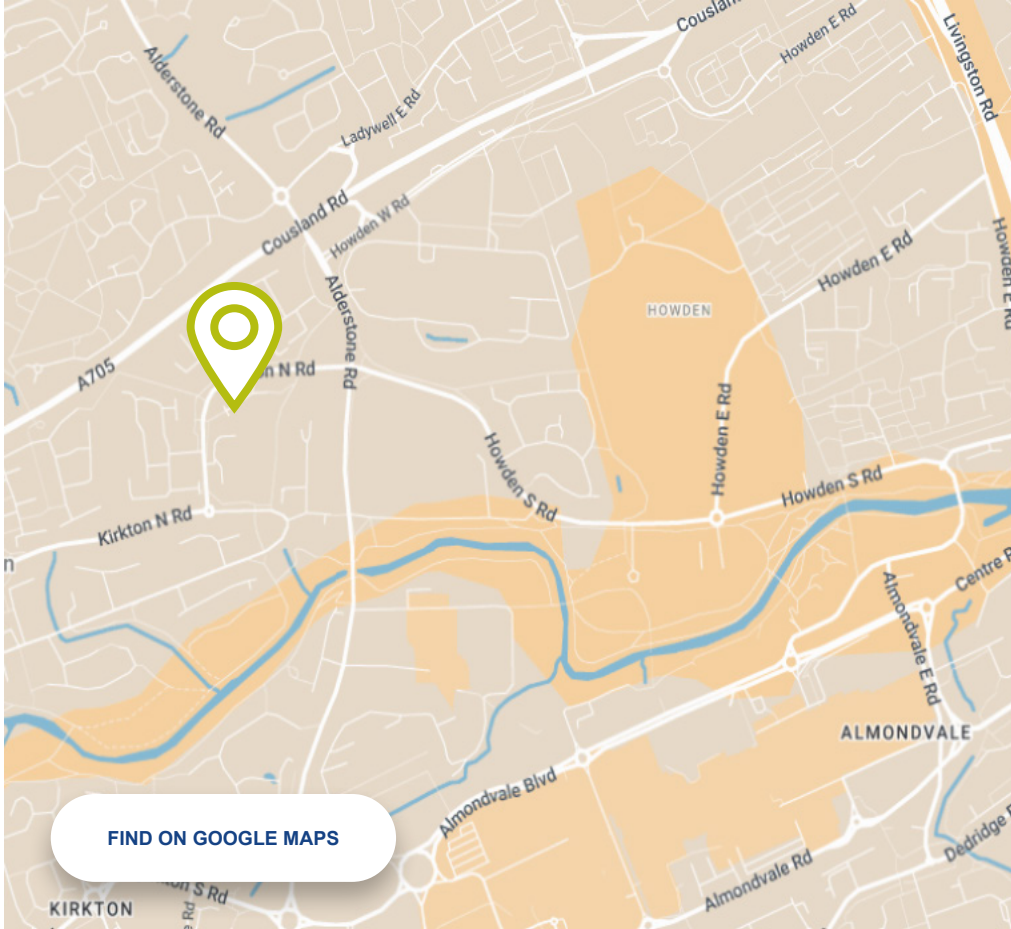
**SELF-CONTAINED  
GROUND FLOOR  
OFFICE SUITE**

**OPEN PLAN**

**EXISTING FIT-OUT**

**FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)**





## LOCATION

Livingston is located 16 miles west of Edinburgh city centre and 32 miles east of Glasgow city centre. It lies adjacent to Junction 3 and 3A of the M8 motorway giving it excellent access to the Scottish Motorway Network.

The property benefits from a strategic position just off the A705 placing it a 10-minute walk from the heart of Livingston. This gives businesses and visitors immediate, easy access to local amenities, including The Centre and Livingston Designer Outlet, which host an extensive array of cafes, restaurants, gyms, and retail stores.

## DESCRIPTION

The subject comprises a ground floor office within a multi-let office building. The ground floor suite is open plan with 2 meeting rooms and benefits from;

- Good natural daylight
- LED light fittings
- Tea prep facilities
- Gas-fired central heating
- Entry phone system
- Existing fit-out

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th edition) to be 122.1 sq m (1,314 sq ft) on a net internal basis.

## EPC

Available upon request

## BUSINESS RATES

We are advised that the current Rateable Value is £11,000, resulting in rates payable (2026/27) of £5,921.

Occupiers may be eligible for 100% rates relief via the Small Business Bonus Scheme. Interested parties should check [www.saa.gov.uk](http://www.saa.gov.uk) for further information.

## TERMS

We are seeking rental offers over £13,150 per annum on a new Full Repairing and Insuring Lease agreement for a term to be agreed.

## VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

## ENTRY

Immediate entry is available upon completion of missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## PLANNING

The property is currently used as office on accordance with Class 4 of the Scottish Use Class Order.

## CAR PARKING

Onsite car parking is available



**TO LET**  
**SELF-CONTAINED**  
**OFFICE**  
**PREMISES**  
**122.1 SQ M (1,314**  
**SQ FT)**



**6 ALLEN ROAD**  
**LIVINGSTON**  
**EH54 6TQ**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

**Kyle Wright**

T 07425 478 303

E [kyle.wright@ryden.co.uk](mailto:kyle.wright@ryden.co.uk)

**Peter I'Anson**

T 07785 970 678

E [peter.i'anson@ryden.co.uk](mailto:peter.i'anson@ryden.co.uk)

**Ryden**

7 Exchange Crescent

Conference Square

Edinburgh

EH3 8AN

0131 225 6612

[ryden.co.uk](http://ryden.co.uk)

# Ryden

© Ryden LLP. Details of Ryden can be viewed on our website [www.ryden.co.uk](http://www.ryden.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. May 2026

