

Ryden

TO LET

MODERN OFFICE SPACE

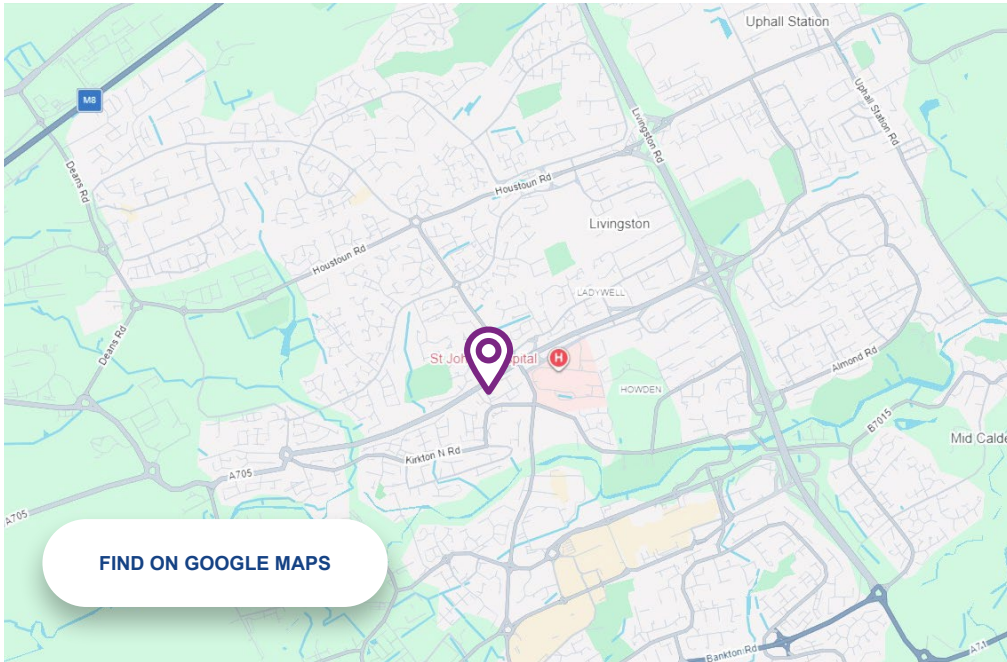
1,259 - 3,857 SQ FT (117 - 358.3 SQ M)



FAIRBAIRN HOUSE
6 FAIRBAIRN PLACE
LIVINGSTON
EH54 6TN

OPEN PLAN &
CELLULAR OFFICES
EXISTING FIT OUT
CAR PARKING

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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 of the M8 Motorway giving it excellent access to the Scottish Motorway Network.

The property is in Fairbairn Place, a development of office pavilions at the east end of Livingston Village and sits adjacent to the Royal Mail Sorting Office. The development is within walking distance of Almondvale Centre, St Johns Hospital and the local amenities available within Livingston Village.

DESCRIPTION

The available accommodation comprises the 3 suites over ground and first floor of a two storey office and provides a mixture of open plan and cellular offices.

- Secure door entry and Intruder alarm systems
- Cat. 2 lighting
- Perimeter trunking with power and data
- Up to 15 parking spaces
- Kitchen and toilet facilities
- Gas Central Heating
- Double Glazing

ENTRY

Entry can be given on completion of legal formalities.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction.

LEASE TERMS & RENT

The accommodation is being offered on a new lease for a term to be agreed. We are seeking a rent of £10 psf.



ACCOMMODATION

The accommodation comprises 3 office suites located over the ground and first floor and available together or separately.

| DESCRIPTION | SQ M | SQ FT |
|--------------------------|--------------|--------------|
| GROUND FLOOR WEST | 117.3 | 1,263 |
| FIRST FLOOR WEST | 117 | 1,260 |
| KITCHEN | 4.1 | 44 |
| FIRST FLOOR EAST | 119.9 | 1,291 |
| TOTAL | 358.3 | 3,858 |

The accommodation has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and its definition of Net Internal Area.

RATEABLE VALUE

| DESCRIPTION | RV (£) |
|--------------------------|--------|
| GROUND FLOOR WEST | 10,500 |
| FIRST FLOOR WEST | 10,400 |
| FIRST FLOOR EAST | 10,500 |

Rates payable are 48.1 pence in the pound. Interested parties should make their own investigations with the local assessor over any Small Business Rates Relief.

SERVICE CHARGE

The service charge will be calculated on the basis of area occupied as a percentage of the total floor area of the property. Further details on request.

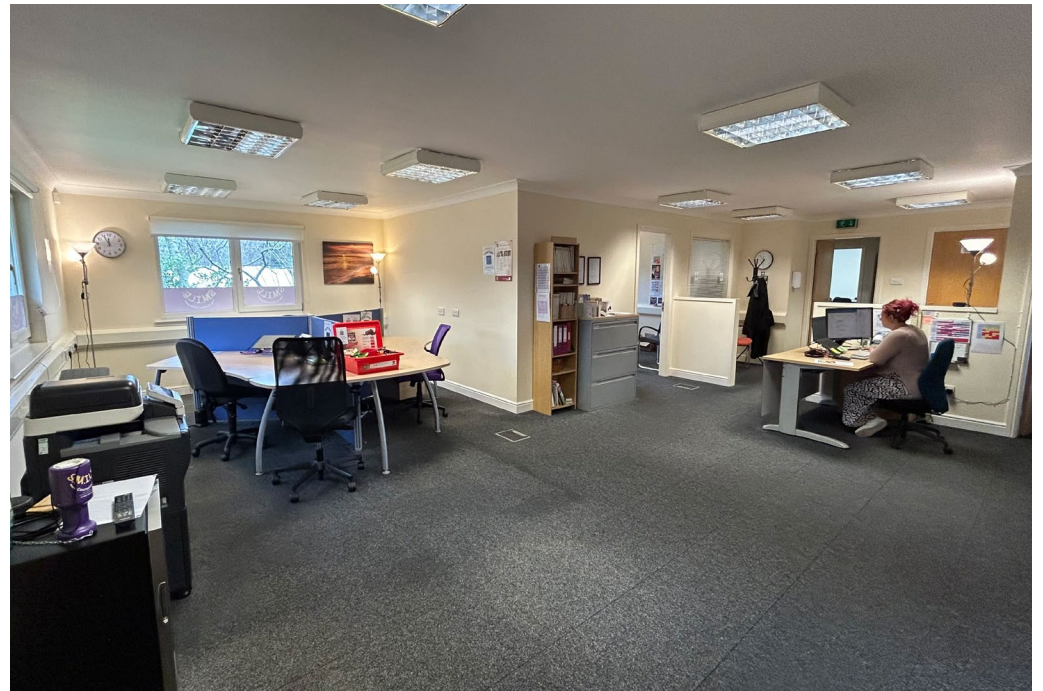
EPC

The property had an EPC rating of "D".

VAT

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





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GET IN TOUCH

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

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