



Five

**5 Deer Park Avenue,
Livingston EH54 8AF**

To Let: Ground floor office suite
262 sq m (2,827 sq ft)

www.fairwaysoffices.co.uk



FAIRWAYS
BUSINESS PARK

The best way for any business

Conveniently located at J3 of the M8 Motorway, 5 Deer Park Avenue on Fairways Business Park, offers modern, self contained two storey office premises with dedicated car parking, next to attractive landscaped grounds and Deer Park Country Club and Golf Course.

Description

The premises comprise the ground floor of a self contained two-storey office pavilion. The office suite within the building has been refurbished to provide modern office accommodation.

- Excellent car parking provision
- Flexible internal fit out options to meet individual requirements



Specification

Space available

- Ground floor - 262 sq m (2,827 sq ft)

Design

- Carpet covered solid floor with integrated floor boxes with data cabling
- Suspended ceiling with integrated LED light fittings
- Double glazed windows with security shutters
- Electric panel heating
- Tea and coffee preparation area
- Dedicated toilet provision
- The existing tenant has fitted the premises which can either be stripped out or altered subject to negotiation.

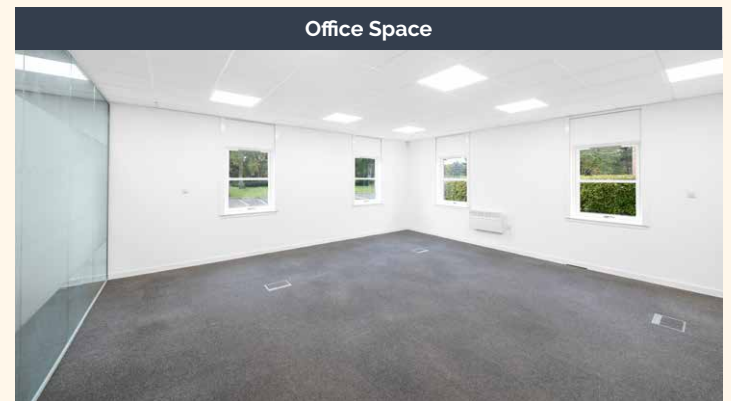
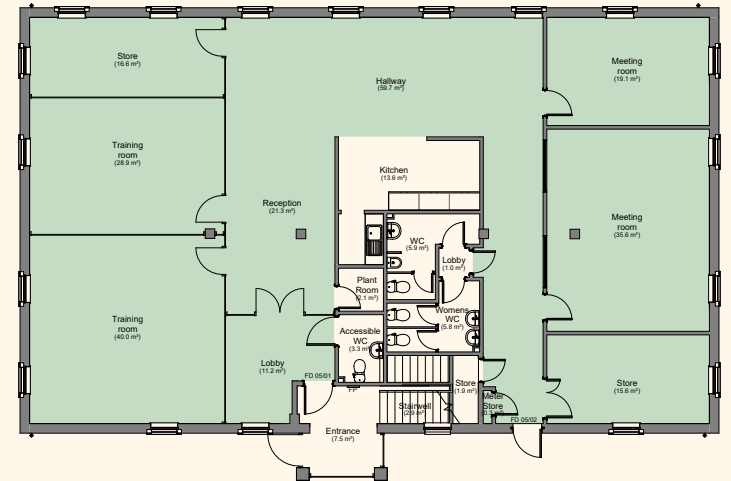
Car parking

- 17 car parking spaces are allocated to the whole floor

Estate

- Fully managed business park
- High-quality working environment
- Service charge information

Ground Floor





Ground Floor



Exterior



Ground Floor



Park view



Ground Floor



Ground Floor



Ryden.co.uk
0131 225 6612

Peter l'Anson

peter.l'anson@ryden.co.uk
 07785 970 678

Kyle Wright

kyle.wright@ryden.co.uk
 07425 478 303

Further information

Energy Performance Certificate (EPC)

An updated EPC will be delivered prior to new lease.

Legal Costs

Each party will be responsible for their own legal costs. The tenant will be responsible for the appropriate LBTT and registration dues.

VAT

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

Business Rates

We are advised the property currently has a Rateable Value of £20,100 with £1,700 for the allocated car parking.

Lease Terms

Premises available on Full Repairing and Insuring Terms with details on quoting rents available from the Sole Letting Agents.

To check availability, arrange a viewing or for further information please contact the Sole Letting Agents.



A development by The Muir Group

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.

The agents 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 the agents has any authority to make or give any representation or warranty whatever in relation to this property. Produced by [Designworks](#) October 2025