

Ryden

TO LET

OFFICE PREMISES

114 - 306 SQ M (1,236 - 3,292 SQ FT)



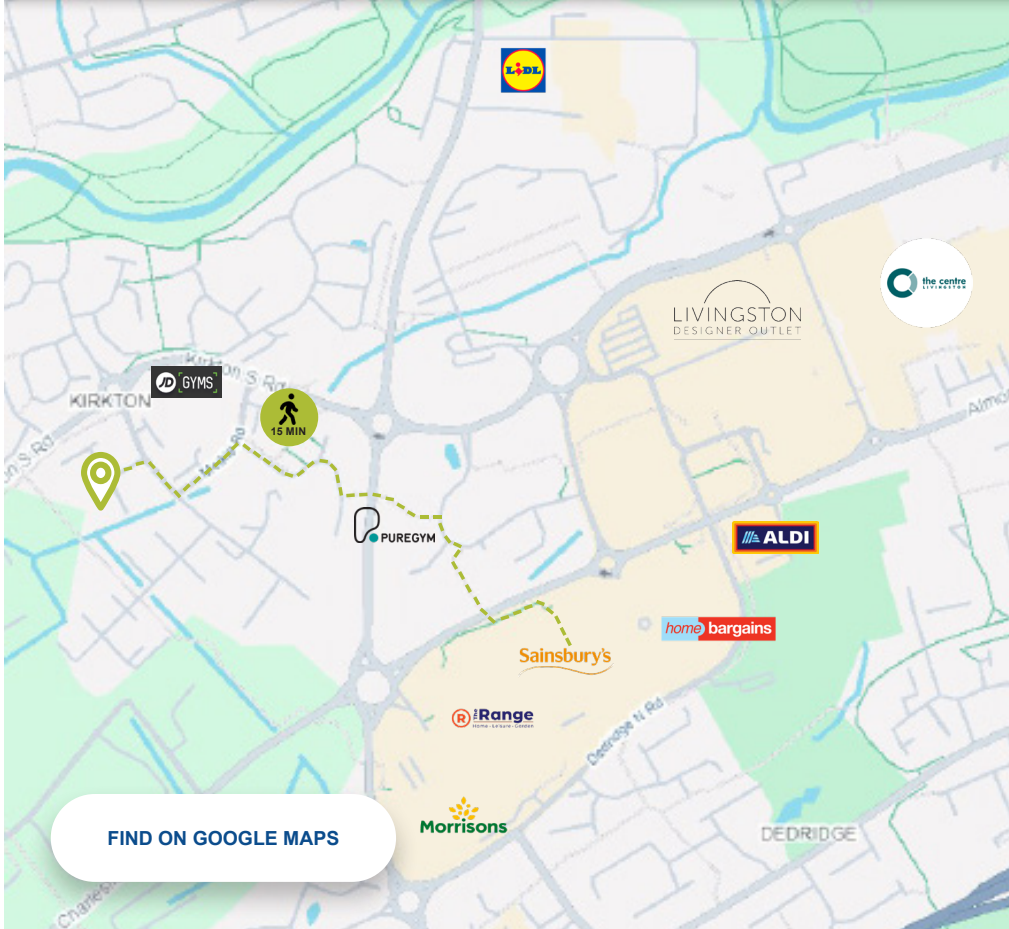
**3 MICHAELSON
SQUARE
KIRKTON CAMPUS
LIVINGSTON
EH54 7DP**

**GROUND FLOOR
OFFICE SUITES**

**FLEXIBLE TERMS
AVAILABLE**

**EXISTING TENANT
FIT-OUT AVAILABLE**

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LOCATION

3 Michaelson Square is located within Kirkton Campus, one of Livingston's most established business districts. Positioned approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, with immediate access to the M8 Motorway via Junctions 3 and 3A, this provides excellent road connectivity across Central Scotland. Frequent bus and rail services connect the town to both Edinburgh and Glasgow city centres, while Edinburgh Airport is just a short drive away.

The property is within a short walking distance of a wide range of retail, leisure, and food amenities for occupiers. Neighbouring occupiers within Kirkton Campus include major companies such as Aviagen, Konica Minolta, Edinburgh Biosciences, and Scion Technologies, reinforcing the area's reputation as a commercial hub.

This location combines excellent connectivity, strong local amenities, and an established business environment, making it an ideal base for office and laboratory occupiers.

ACCOMMODATION

According to measurements, carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows:

FLOOR	SQ M	SQ FT
SUITE 1A	114	1,236
SUITE 1B	192	2,056
TOTAL	306	3,292

The premises are available individually or as a whole.

DESCRIPTION

The subjects comprise a modern single-storey office pavilion. The accommodation is arranged around a central core and provides flexible, open-plan space with the benefit of meeting rooms, welfare area, and tea prep facilities.

Externally, the property sits on a substantial site with car parking to the front. Additional features include:

- Gas central heating
- LED lighting
- Bike storage
- Mechanical ventilation
- Secure entry system
- Shower facilities.

The premises are well-suited for a variety of office and laboratory uses and present an excellent opportunity for occupiers seeking high-quality accommodation in a prominent Livingston location.

PLANNING

The property is currently used as offices in accordance with Class 4 of the Scottish Use Classes Order.

BUSINESS RATES

We are advised that the current Rateable Values as below:

	RATEABLE VALUE	RATES PAYABLE
SUITE 1A	£8,400	£4,183
SUITE 1B	£14,200	£7,072





LEASE TERMS

The accommodation is available on FRI terms for a duration to be agreed.

FLOOR	QUOTING RENT (PA)
SUITE 1A	£12,360
SUITE 1B	£20,560
TOTAL	£32,920

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 with the purchaser responsible for the payment of registration dues and any LBTT payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

This property will have proposed rating of 'B'. The certificate is available upon request.

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FT)



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GET IN TOUCH

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

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