



*Nine*

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

To Let: Modern first floor office suites from  
120.8 sq m (1,300 sq ft) to 326.5 sq m (3,510 sq ft)

[www.fairwaysoffices.co.uk](http://www.fairwaysoffices.co.uk)



**FAIRWAYS**  
BUSINESS PARK

# The best way for any business

Conveniently located at J3 of the M8, 9 Deer Park Avenue on Fairways Business Park provides modern self-contained two storey office space, with open plan accommodation.

- Excellent car parking provision
- Flexible internal fit out options to meet individual requirements
- Individual requirements from 120.8 sq m (1,300 sq ft)



## Specification

### Space available

- First floor 326.5 sq m (3,510 sq ft)

### Design

- Modern open plan offices with existing fit out including meeting rooms
- Lift access
- Raised access floor with carpets, floor boxes and existing cabling in situ
- Suspended ceiling with integrated light fittings
- Double glazed windows
- Gas boiler central heating system
- Dedicated male and female toilet provision with accessible WC

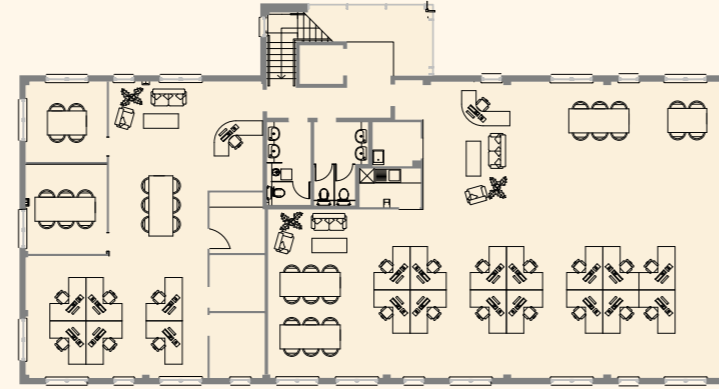
### Car parking

- 22 car parking spaces are allocated to the remaining suites

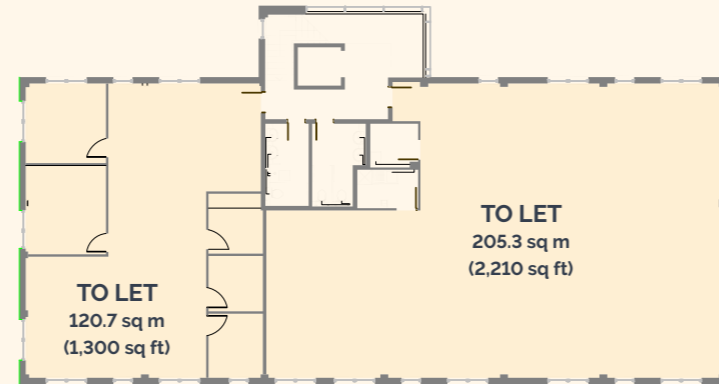
### Estate

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

First Floor Space Plan



First Floor



Existing office fit out



Exterior



Conference facilities available at Regus, 8 Deer Park Avenue



Common parts



Toilets



**Ryden.co.uk**  
0131 225 6612

**Peter I'Anson**  
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**Cameron Whyte**  
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**CBRE**  
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**Beverley Mortimer**  
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**Muir**  
Group

A development by The Muir Group

## Further information

### Energy Performance Certificate (EPC)

A copy of the EPC assessment is available upon request.

### Legal Costs

Each party will bear the cost of their own legal expenses and the ingoing tenant will be responsible for any LBTT and registration costs incurred.

### VAT

All rents, premiums and service charges are subject to VAT.

### Business Rates

We recommend that interested parties directly contact the Lothian Valuation Joint Board for current rate information on 0131 344 2500.

### Lease terms

Premises available on Full Repairing and Insuring Terms with details on quoting rents available from the Joint Agents

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

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the 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 representations or warranty whatever in relation to this property. March 2019.