

DRYBURGH HOUSE, MEIKLE ROAD, LIVINGSTON, EH54 7DE



REFURBISHED OFFICE SUITES WITH PARKING



- Suites from 500sq ft
- Walk In Condition
- Central Heating
- Common Kitchen
- DDA Compliant
- Flexible Terms Available

#### LOCATION

The property is situated on the corner of Garbett and Meikle Road within the town of Livingston.

Livingston is the largest town and administrative centre for West Lothian. One of five 'new towns' created in Scotland after WW2, Livingston benefits from excellent communication links with both Edinburgh and Glasgow with direct access to the M8 motorway and rail links. West Lothian is one of the fastest growing Local Authority areas in Scotland. The property occupies a prominent roadside position on Almondvale South, one of the main arterial routes serving the town centre. Unusually, virtually all of the retail floorspace in Livingston is concentrated within the town centre boundary including the retail warehousing and factory outlet scheme.

The property sits within a concentrated commercial scheme with variety of professional neighbouring occupiers including CCW Aesthetics, Cloud Pharmacy, St Ellen's Private Hospital and Exercise 4 Less.

#### PROPERTY

The property comprises a single storey steel framed portal modern development surmounted by a profiled pitched roof.

The development benefits from dedicated parking for which spaces will be available for incoming tenants and visitors.

Entrance is gained via aluminium framed and glazed double doors leading to an open plan reception area, with office suites situated around the perimeter of the development, with kitchen, storage and w.c's concentrated within the centre.

Each suite benefits from controlled entry system with the main entrance and are presented in a walk-in condition with floors overlaid in carpet, walls have been plastered and painted with lighting provided by way of recessed L.E.D's.

A common board room is available which can be booked, offering large LED screen, 10 seat table

#### SUITES & RENT

Suites of various sizes are available to accommodate from individuals to teams with flexible terms and rent available, further information available by contacting the marketing agent.





#### RATES

There are no rates payable on the individual suites.

#### V.A.T

Prices quoted will be exclusive of V.A.T

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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