



Four

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

Modern offices based over Ground and First Floor.
To Let - 265.2 sq m (2,855 sq ft) to 533.7 sq m (5,745 sq ft)

www.fairwaysoffices.co.uk



FAIRWAYS
BUSINESS PARK

The best way for any business

Conveniently located at J3 of the M8, 4 Deer Park Avenue on Fairways Business Park offers a modern, self contained two story office pavilion, providing open plan office suites.

- Open plan office suites from 265.2 sq m (2,855 sq ft)
- Excellent car parking provision
- Close to local amenities and public transport links



Specification

Space available

- Ground Floor: 268.5 sq m (2,890 sqft)
- First Floor: 265.2 sq m (2,855 sq ft)
- Total: 533.7 sq m (5,745 sq ft)

Design

- Carpet covered solid floor with integrated floor boxes
- Suspended ceiling with integrated light fittings
- Double glazed windows
- Electric panel heating
- Tea & coffee preparation area
- Dedicated toilet provision, including accessible WC

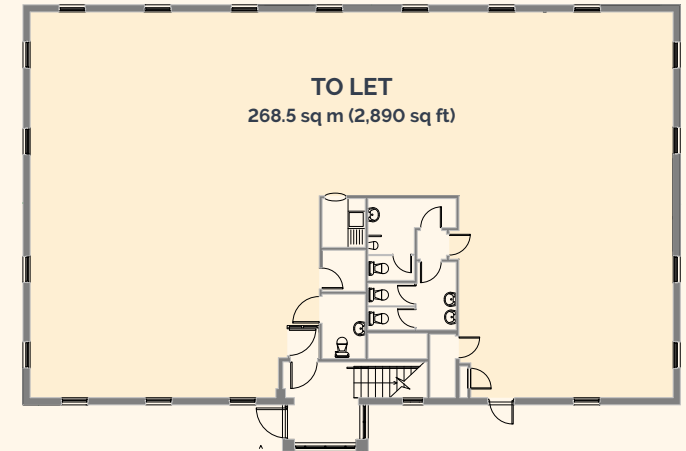
Car parking

- 33 dedicated car parking spaces

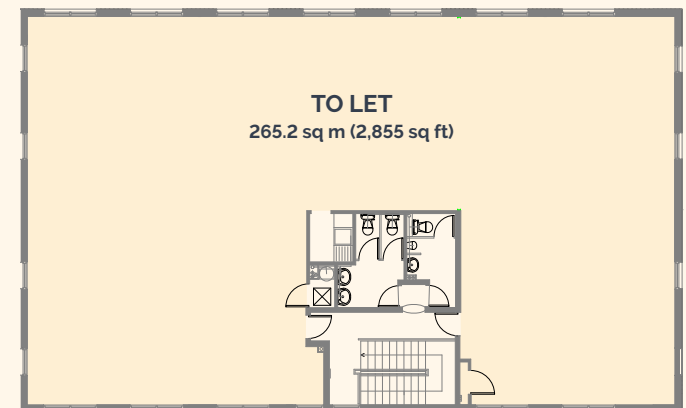
Estate

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

Ground Floor

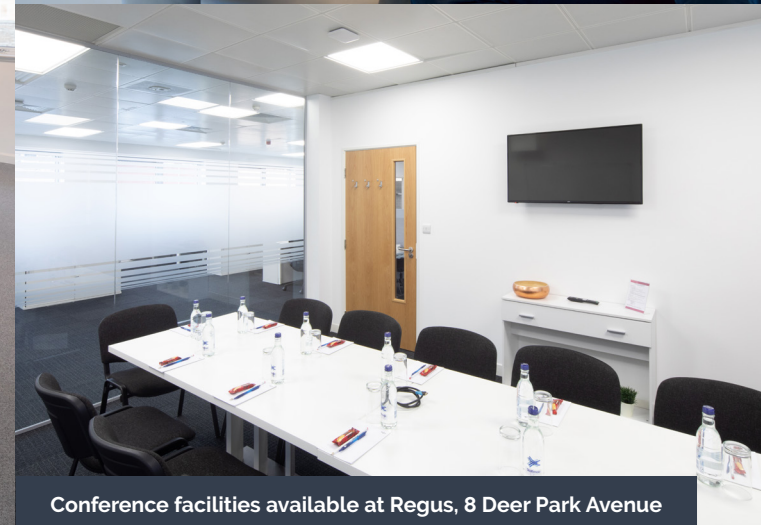


First Floor





Indicative floorplate



Conference facilities available at Regus, 8 Deer Park Avenue



Exterior



Park view



Indicative toilets



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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. February 2019.