

TO LET
OFFICE SPACE

 GRAHAM
SIBBALD



Afton House, Starlaw Business Park,
Livingston, EH54 8SF

- First Floor DDA Compliant Open Plan Office
- Excellent Transport links close to J4 M8
- Sub Division Considered
- Flexible Lease Terms Available
- 668.90 Sq M/7,200 Sq Ft



LOCATION

The property is located within the Starlaw Business Park Livingston situated approximately 17 miles west of Edinburgh City Centre and 32 miles east of Glasgow. The subject s are located adjacent to J4 of the M8 Motorway which serves the property with excellent transport links. In addition, the property benefits from public transport links via bus and Livingston North Railway Station.

DESCRIPTION

The subjects comprise a first floor open plan office within a modern two storey office pavilion. There is an opportunity for the office to be split and offers WC's and kitchen facilities whilst being fully DDA compliant. There are 48 car parking spaces to the front of the property shared with the ground floor.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

AREAS	SQ M	SQ FT
First	668.90	7,200

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £58,900 effective 1st April 2023.

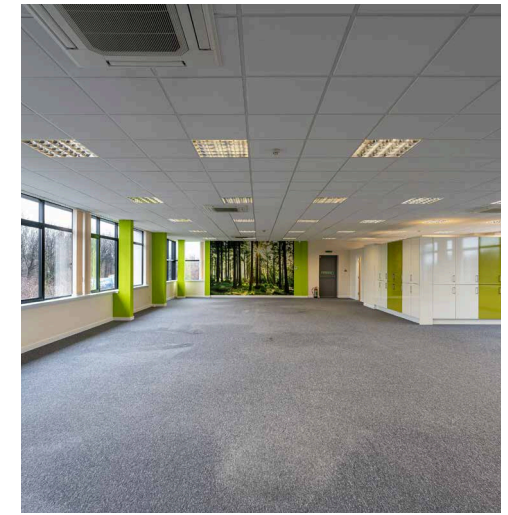
Rates payable - £30,097 excluding water and sewage.

RENT/LEASE TERMS

The property is available by the way of an assignation or sub letting for a negotiable duration.

EPC

Available upon request



LEGAL COSTS + VAT

Each party has to bear their own legal costs. The Tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

LEASE SUMMARY

Rent	£72,000 Per annum exclusive of vat
Lease expiry	01/07/2030
Break option	01/07/2025 Subject to 6 months written notice. Either for landlord or tenant
Rent review	01/07/2025

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023

To arrange a viewing please contact:



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