

OFFICE

TO LET

**IONRACAS HOUSE
ALLEN ROAD
LIVINGSTON**

➤ Attractive ground floor suite in modern office building

➤ 1300 sq.ft

➤ 5 parking spaces

➤ Close to St John's Hospital and local amenities

DM HALL
CHARTERED SURVEYORS



Agency Department
17 Corstorphine Road, Edinburgh, EH12 6DD
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LOCATION:

The Kirkton North area of Livingston is a recognised business district and is close to the main commercial centre of Livingston as well as only a few minutes from both junction 3 and 3A of the M8 motorway. Allen Road is an established business park which sits across from the main Royal Mail Sorting Office. It is strategically placed being only a short drive from all the business addresses in the town. Adjacent occupiers include Remax, Concept Data Solutions and Horizon Housing Association.

DESCRIPTION

The subjects comprise a Ground floor suite within a 2 storey building, with a shared entrance and car park, with private spaces and a large open plan office. The space offered consists of the entirety of the Ground floor, South most suite, with raised access flooring for data and power.

The subjects have windows on 3 elevations, and share a ground floor WC provision (M/F/D) and tea prep area, with the other ground floor tenant. There is an attractive common reception, accessed through a glazed entrance with a secure release magnalock. It is assumed that the property benefits from 5 designated parking spaces. Specification includes: -

- Intruder alarm/entry system with 24/7 access
- Cat 2 lighting & Cat 6 cabling
- Tiled/Carpeted throughout
- Shared boardroom
- 5 car parking spaces

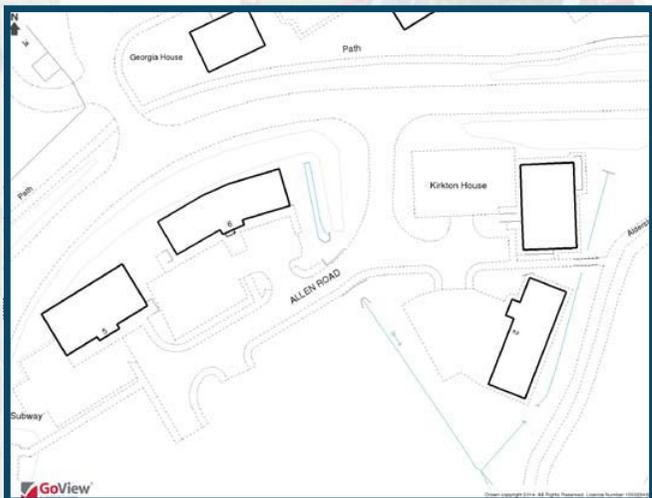
ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal area basis in the order of:

NIA: 120.25 sqm (1300 sqft)

RATES

According to the Scottish Assessors Association website the office suites have a cumulative rateable value of £10,300 while the current unified business rate is presently set at £0.49, and due to the occupied nature of the property, there would be no immediate "Fresh Start" relief to any new occupiers. However, due to the rateable value being less than £15,000, it is assumed that certain occupiers will benefit from 100% Small Business Rates Relief.



RENT

Our clients are seeking offers over £19,000 per annum. Any enquiries should be made to the sole letting agents.

VAT

VAT will be charged on all payments to the landlord.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole letting agents

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA2208

DATE OF PUBLICATION:

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