

# OFFICE

## TO LET

KIRKTON HOUSE  
1 ALLEN ROAD,  
KIRKTON NORTH,  
LIVINGSTON, EH54 6TQ

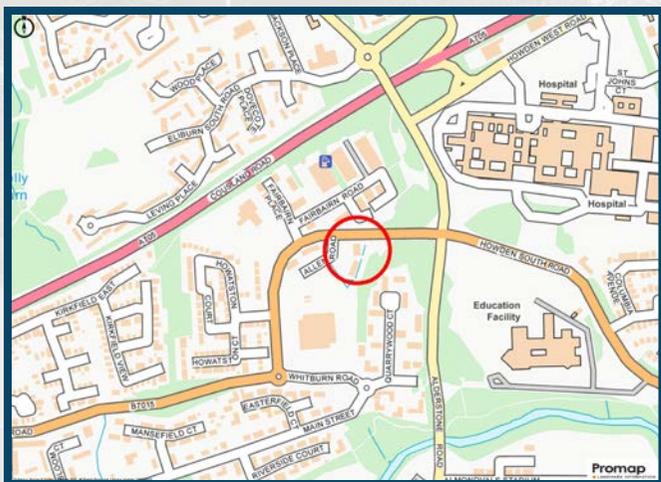
- Quality, self-contained office
- Approximately 262 sq m (2,867 sq ft).
- On-site parking
- Excellent location
- Offers in the region of £28,500 per annum exc VAT



## 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 a newer business park which sits adjacent to 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 Harlequin Surveyors, Simply Solutions and Concept Office Solutions.

The approximate location of the property is shown on the map below.



## DESCRIPTION

The single storey accommodation comprises a mix of open plan/cellular offices grouped around a central core and is fully fitted with toilets and kitchen.

- Intruder alarm system
- Cat 2 lights
- Cat 6 cabling
- Carpeted throughout
- 21 dedicated parking spaces

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of: 266 sq m (2,867 sq ft).

## RENT

Our clients are seeking a rent of £28,500 per annum on a Full Repairing and Insuring lease for a negotiable period. VAT is charged on all payments to the landlord.

## RATES

According to the Scottish Assessors Association website the property has a current rateable value of £23,500 per annum, meaning that any potential occupiers could benefit from 100% rates relief in line with the Small Business Bonus Scheme.

## VAT

The prices quoted are exclusive of VAT which may be chargeable.

## 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:

ESA2366

## DATE OF PUBLICATION:

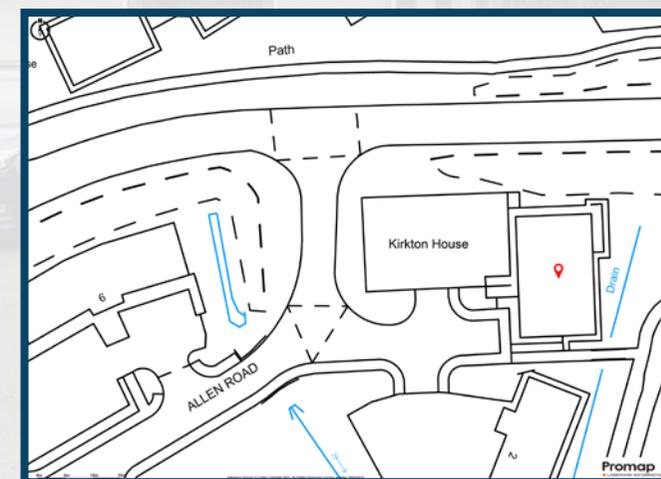
May 2021

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