



## OFFICE/ LABORATORY PREMISES FOR SALE

3 MICHAELSON SQUARE,  
KIRKTON CAMPUS, LIVINGSTON,  
EH54 7DP

- Detached office premises/ laboratory accommodation
- Partly let and income producing
- Existing gross rent roll of £32,700 per annum exclusive, with ERV of £72,000 per annum
- Total site area 0.47 hectares (1.16 acres)
- Asset Management / Owner Occupier Opportunities

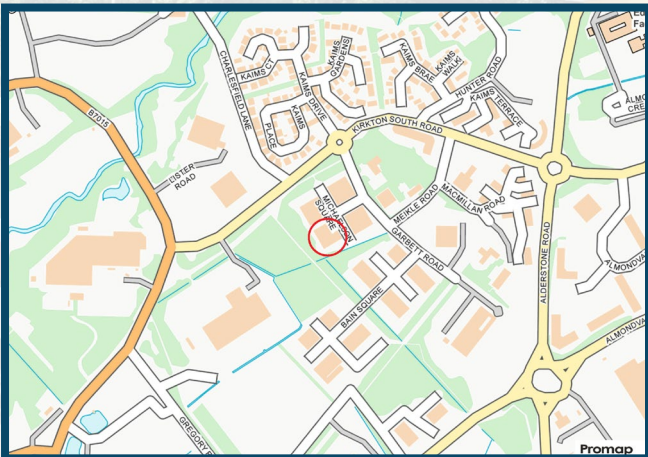
**LOCATION:**

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

Livingston is a well-established office location benefitting from easy access to Junctions 3 and 3A of the M8 Motorway. There are also frequent bus and rail services connecting Edinburgh and Glasgow city centres.

3 Michaelson Square is situated within Kirkton Campus, a well-established office district to the West of Livingston Town Centre. Neighbouring occupiers include Avigen, Konica Minolta and Scion Technologies.

The property is approximately 7 minutes walk from Almondvale Town Centre and all amenities.

**DESCRIPTION:**

The subjects comprise a single storey office pavilion in the popular business district of Kirkton Campus in Livingston. The existing layout has a number of suites built with stud partitioning around a central core with common meeting spaces, and welfare facilities.

The subject benefit from a substantial overall site area with parking provided to the front while expansion land lies to the side and rear.

Other benefits include:

- Mechanical ventilation system, with Gas Central Heating system throughout offices.
- Shower facility, cleaners cupboard, tea prep facilities
- Ability to increase parking to rear of property
- Secure entry system

**ACCOMMODATION:**

The building has been measured in accordance with the RICS code of measuring practice and can be shown as follows.

GIA- 1107.5 sq.m/ 11,921 sq.ft  
NIA\*- 993.5 sq.m/ 10,694 sq.ft

\* In our interpretation on measurement, NIA assumes that all stud walls and corridors are removed to create more efficient lettable area.

**RATEABLE VALUE:**

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value:

Unit	Rateable Value
Landlords Entry/ Common area	£2,600
Landlords Entry/ Common Area	£1,850
Suite 1A	£8,400
Suite 1B	£14,200
Suite 2A	£6,400
Suite 2b-3	£26,200
SUITE 3B,	£8,500
Car Park	£2,400

**PRICE:**

Offers over £750,000 are invited for the the landlord's freehold interest in the above premises subject to the various tenancies in place.

**LEASE TERMS:**

3 separate tenants currently occupy sections of the building on leases which generate a gross rent roll of £32,700 per annum exclusive, over approximately 50% of the lettable space of the building. We would

comment that we feel the unlet space could command an additional rental of £39,500

There is also an agreement with Vodafone realising £200 per annum.

Tenancy information can be made available to seriously interested parties.

**VAT:**

The property is currently elected for VAT . It is assumed that any sale will be carried out under a Transfer of a Going Concern (TOGC).

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

**LEGAL EXPENSES:**

Each party will be responsible for the payment of their own legal costs. The purchaser will be responsible for the payment of any LBTT, registration dues and VAT incurred.

**OFFERS/ FURTHER INFORMATION:**

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP  
Law House  
Fairbairn Place  
Livingston  
EH54 6TN

Tel: 01506 497010

graeme.pollock@dmhall.co.uk  
harry.patullo@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

**AML**

Anti Money Laundering (AML) checks are required to be undertaken by Law, upon the Purchasers and Sellers and Associated. Any document(s) supplied will be retained securely in line with Data Protection Act regulations.

**DATE OF ENTRY:**

By agreement.

**VIEWING:**

Strictly by appointment through the sole agents.

Ref: ESA2635

Date of publication: November 2023



**IMPORTANT NOTE**

DM Hall 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.