

## IHUB 11 QUARRYWOOD COURT LIVINGSTON VILLAGE EH54 6AX

### Location

Livingston is situated in the heart of Scotland’s central belt and has a population of around 63,000 people. The town is ideally placed for commuters, being 15 miles west of Edinburgh and 30 miles east of Glasgow. Road communications are excellent with the property easily reached from the M8 either via Junction 3 or 3A. The A71 from Edinburgh is also only a short distance away. Rail travel to Edinburgh and Glasgow is also available from both Livingston North and Livingston South stations.

### Description

iHub is conveniently placed close to Livingston Town Centre in a small enclave of single and double storey detached office pavilions, each with their own dedicated car parking spaces.

Constructed in 2000 this property comprises of 2 floors approx. 597sq m (6429sqft) of space. Property is double glazed with wood like frames and a gas fired central heating system. It is equipped with one downstairs kitchen and one kitchenette facility, shower space, disabled toilets on both floors, data trunking, intruder alarm and lift access between floors. The property comes with 36 car parking spaces and 1 EV charging point that can be re-energised.

### Rateable Value

The rateable value is £45,700

This assessment is based on office use. Further information on the assessment of rateable value for an alternative use can be sought from the Regional Assessor, Chessier House, 500 Gorgie Road, Edinburgh, 0131 469 5589.

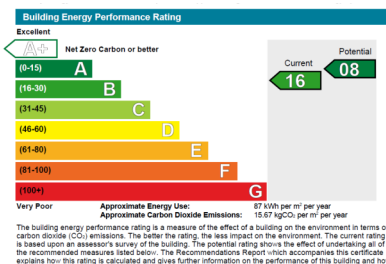
### Planning Permission

The property currently has consent for Class 4 Office use and may be acceptable for Class 2 Professional Services subject to the use and obtaining planning permission.

Prospective tenants wishing a change of use should contact the Council’s Development & Building Control Unit, telephone 01506 282456.

### Energy Performance

The energy performance rating for this property is a high B, assessment was carried out in May 2023.



### Entry

Subject to the submission of a satisfactory application and completion of legal formalities.

### Rental

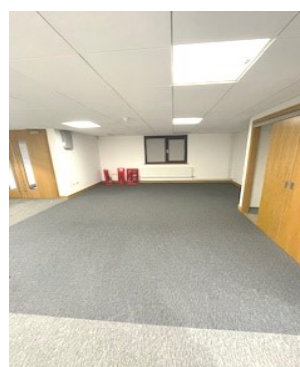
£70,000 per year

### Energy Lease Terms

The lease is being offered on the following main outline terms:-

- 1 The duration of the lease is open to offers and should be indicated on the attached pro forma. The minimum lease period will be five year.
2. The rental shall be payable monthly in advance by Direct Debit.
3. A deposit equal to three month’s rental will be required prior to date of entry.
4. The tenant shall be responsible for all repairs to and maintenance of the premises (FRI) as well as a share of the cost of repairs to the common parts of which it forms part.
5. The Council will insure the building for reinstatement and recover the appropriate annual premium from the tenant. The tenant will be responsible for insuring the plate glass and all other insurance’s.
6. The tenant will be responsible for obtaining any statutory consents and complying with any regulations relative to the proposed use of the premises.
7. The tenant will be responsible for payment of rates.
8. The tenant will reimburse the Council’s reasonable legal expenses plus outlays in completing the lease.

**DATA LABEL: PUBLIC**



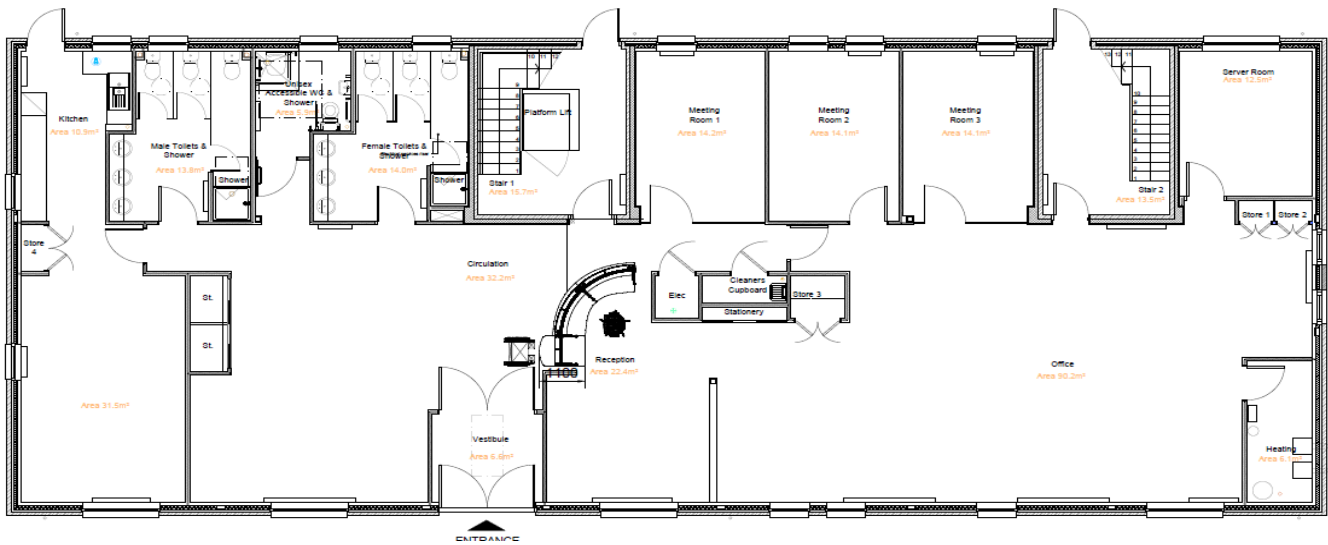
## Submitting an Offer

- Please register your interest in the first instance by emailing [propertymanagement@westlothian.gov.uk](mailto:propertymanagement@westlothian.gov.uk) or writing to the address below. A closing date will be set once appropriate interest has been received.

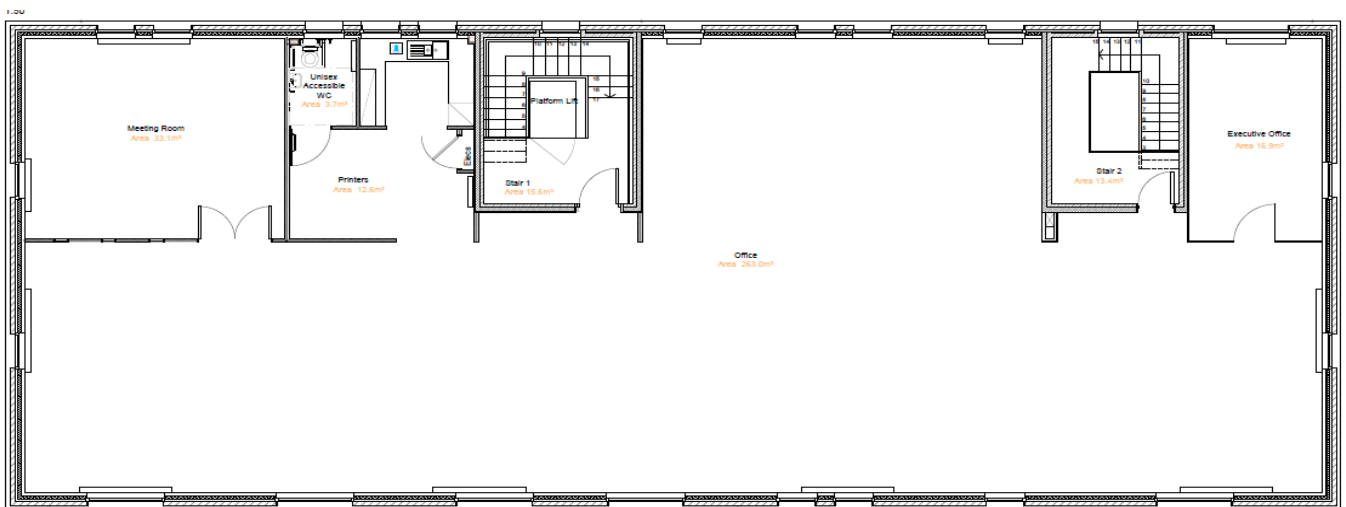
Once a closing date has been set, the following procedure will apply:

- All offers must be made on the standard application form and submitted in an A4 envelope clearly labelled "OFFER OF LEASE FOR IHUB 11 QUARRYWOOD COURT LIVINGSTON EH54 6AX The offeror must write his/her name and address on the back of the envelope.
- Any offers received after 12 noon on the closing date will be returned unopened and will not be taken into consideration by the Council.
- All offers must be sent to:-
  - Property Services Manager
  - Property Services
  - Finance and Property Services
  - West Lothian Council
  - West Lothian Civic Centre
  - Howden South Road
  - Livingston
  - EH54 6FF
- Offers received by fax or email will not be accepted.
- The Council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Offers must be submitted in accordance with the above instructions. Failure to comply with these instructions will result in the offer being declared void.
- Since the leasing of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.

## Floor Plans



Ground Floor



First Floor

### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Particulars issued November 2023