

Lot 23, Unit 2 Almondview Office Park, Livingston,

West Lothian EH54 6SF

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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Property Information

Heritable Office Investment

- Substantial modern 2 storey office building
- First floor let to Tilbury Douglas Construction Ltd on a new 5 year lease
- Approx. 543.04 sq m (5,844 sq ft)
- Well located for A899 and M8 Motorway (J3 and 3A)
- Adjacent to Almondvale Centre, Almondvale Retail Park and Livingston Designer Outlet
- Immediate asset management opportunities

Lot

23

Auction

18th September 2025

Rent

£29,000 per Annum Exclusive
Plus 271.52 sq m (2,922 sq ft) Vacant

Sector

Office

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

15 miles west of Edinburgh, 30 miles east of Glasgow

Roads

A899, A71, M8 (J3 and 3A)

Rail

Livingston North and Livingston South Railway Station (21 mins to Edinburgh)

Air

Edinburgh Airport

Situation

The property is situated within the well established Almondview Business Park, located immediately adjacent to the Almondvale Centre and Almondvale Retail Park, with occupiers including Asda Supercentre, Marks and Spencer, Decathlon, TK Maxx, Vue Cinema, together with Livingston Designer Outlet, housing Nike, Adidas, Lacoste, Barbour, New Balance and Levi's. The property benefits from being situated adjacent to the A899 and in turn, junctions 3 and 3A of the M8 motorway.

Tenure

Heritable. (Scottish Equivalent of English Freehold). The property is subject to an estate service charge. Details are provided within the legal pack.

Description

The property comprises a substantial 2 storey modern office building, benefitting from the right to park approximately 7 cars.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Office	271.52	(2,922)	VACANT	-	-
First	Office	271.52	(2,922)	TILBURY DOUGLAS CONSTRUCTION LIMITED	5 years from 25/10/2024 (1)	£29,000
Total		543.04	(5,844)			£29,000

(1) The lease provides for a tenant option to determine on 25/10/2027 upon serving 6 months notice.
N.B. The floor areas stated above are those published by the Scottish Assessors Association (www.saa.gov.uk).

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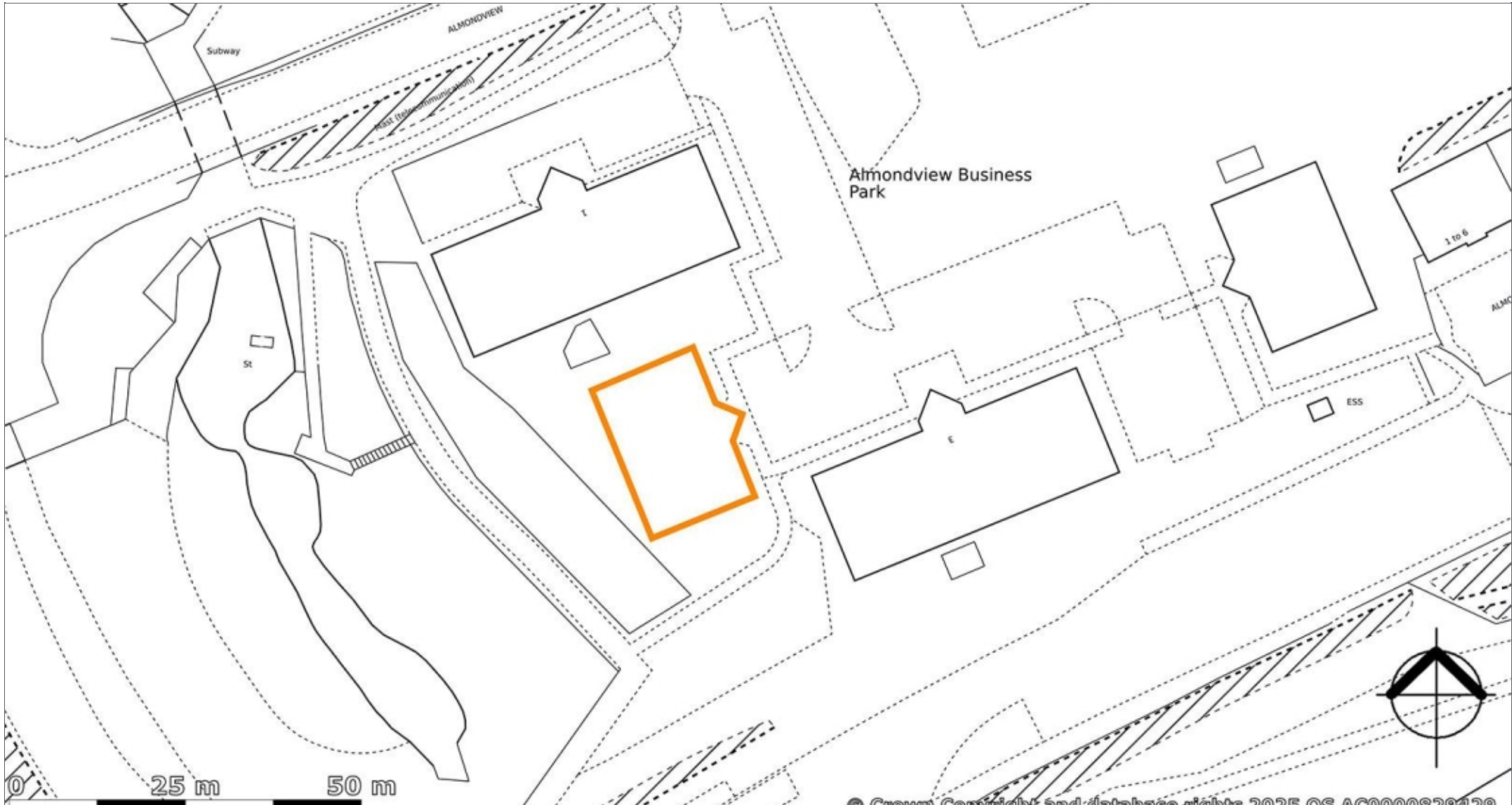
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Contacts

Acuitus

Charlie Powter
+44 (0)20 7034 4853
+44 (0)7768 120 904
charlie.powter@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Thorntons Law LLP
4th Floor, Lomond House 9 George Square
Glasgow
G2 1DY

Jayne Macfarlane
0141 674 8693
jmacfarlane@thorntons-law.co.uk

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2024