

lot 44

Rent  
**£96,500**  
per annum  
exclusive

## Arrochar House & Torridon House, Almondvale Boulevard Livingston, West Lothian EH54 6QY

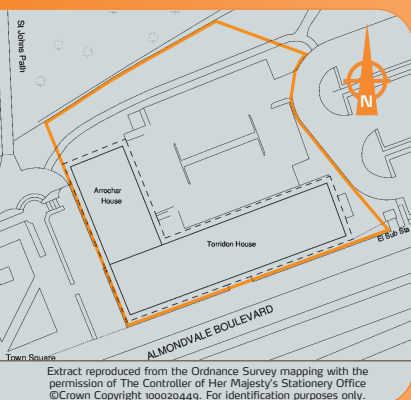
**Multi Let Office Investment with  
Asset Management Opportunities**

- Highly prominent office buildings in the centre of Livingston
- Opposite the retail and leisure amenities in the town
- Modern office development of two distinct parts
- Private car parking to the rear

- Arrochar House approximately 1,338.44 sq m (14,407 sq ft)
- Torridon House approximately 1,207.17 sq m (12,994 sq ft)
- Six Week Completion



**On behalf of  
a Major Fund**



### Location

**Miles:** 15 miles west of Edinburgh  
30 miles east of Glasgow  
**Roads:** A71, M8 (Junction 3A)  
**Rail:** Livingston North and Livingston South Rail  
(21 mins to Edinburgh)  
**Air:** Edinburgh International Airport (10 miles east)

### Situation

Livingston is Scotland's fourth New Town and has a resident population of c. 53,000 people and a catchment of 1.8 million people within a 45 minute drive. Livingston is the administrative centre for West Lothian and the town has attracted occupiers such as Glenmorangie, Quintiles and Sky. Arrochar House and Torridon House are on the northern side of Almondvale Boulevard in the established office pitch within the town centre. Nearby occupiers include Livingston Sheriff Court and Clydesdale Bank. The properties are immediately opposite The Centre Shopping Centre, McArthur Glen Outlet and the leisure hub of the town.

### Description

Arrochar House comprises a three storey office building. Torridon House comprises a two storey office building. Both properties have been developed in two distinct parts in an L shaped configuration and are joined so interconnection of both buildings is possible. Both properties have been refurbished and benefit from raised floors, suspended ceilings and both buildings have lift access between the ground and first floors. There is a right to use 33 car parking spaces with Arrochar House and a right to use 28 car parking spaces with Torridon House.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is applicable to this lot.

### Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 554 1705 or the Joint Auctioneer Chris Cuthbert. Telephone +44 (0)131 202 1880.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
<b>Arrochar House</b>						
Lower Ground	Office	296.82 sq m (3,195 sq ft)	<b>VACANT POSSESSION</b>			
Ground Floor	Office	501.86 sq m (5,402 sq ft)	<b>HOME ENERGY INSULATION DIVISION LIMITED</b>	5 years from 29/07/2014 (1)	£54,000	(28/07/2019)
First Floor	Office	539.76 sq m (5,810 sq ft)	<b>VACANT POSSESSION</b>			
<b>Torridon House</b>						
Ground Floor East	Office	393.99 sq m (4,241 sq ft)	<b>KW LAW</b>	22 years and 9 months from 24/04/2001 (2)	£42,500	24/04/2019 (23/01/2024)
Ground Floor West	Office	190.08 sq m (2,046 sq ft)	<b>VACANT POSSESSION</b>			
First Floor	Office	623.10 sq m (6,707 sq ft)	<b>VACANT POSSESSION</b>			
<b>Totals</b>		<b>2,545.61 sq m (27,401 sq ft)</b>			<b>£96,500</b>	

- (1) The lease provides a rolling mutual option to determine from 29/07/2015 to 28/01/2016 subject to one month's notice.  
(2) The lease provides a tenant option to determine on 24/01/2019 subject to six months' notice.

### For further details please contact:

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### Associate Auctioneers:

**Cuthbert White Ltd**  
15-19 York Place, Edinburgh EH1 3EB.  
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### Seller's Solicitors:

**MacLay Murray Spens**  
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