

# lot 47

## Rosebank Park Livingston, West Lothian EH54 7EJ

Rent  
**£84,400**  
per annum  
exclusive  
(gross)  
£69,528.72  
per annum  
exclusive (net)

Multi Let Office Investment with  
Asset Management Opportunities

- Modern office park developed in 2001
- Occupiers include Helia Photonics Limited and Wester Inch Management Ltd
- Located adjacent to Alba Campus and close to Livingston town centre

- Approximately 2,213.70 sq m (23,829 sq ft)
- On-site car parking
- Ten Week Completion subject to heritable title holder consent



### 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. Rosebank Park is located to the west of the town centre and close to Charlesfield Road linking with the retail hub in Livingston.

### Description

Rosebank Park comprises four blocks of buildings which have been adapted to form 5 units of steel portal frame construction and barrel vaulted roofs. There is on-site car parking and the units benefit from suspended ceilings and recessed cat 2 lighting.

### Tenure

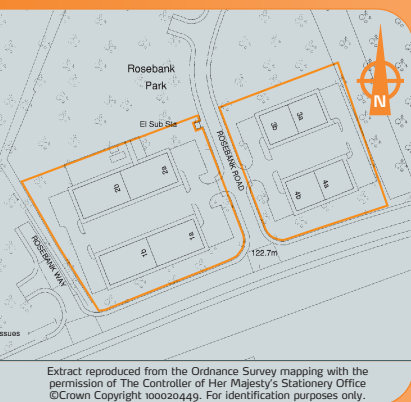
Long Leasehold. Held from West Lothian Council for a term expiring 6th May 2151 at a rent geared to 17.62% of the rents received under the subleases.

### VAT

VAT is applicable to this lot.

### Viewings

There will be block viewings for this property. 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 Angus Thomson. Telephone: +44 (0)131 226 6287.



### Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)	
1	Office	686.80 sq m (7,393 sq ft)	<b>VACANT POSSESSION</b>				
2	Office	757.10 sq m (8,150 sq ft)	<b>HELIA PHOTONICS LIMITED (1)</b>	10 years from 28/01/2014	£48,900	27/01/2019 (27/01/2024)	
3a	Office	190.90 sq m (2,055 sq ft)	<b>VACANT POSSESSION</b>				
3b	Office	190.90 sq m (2,055 sq ft)	<b>VACANT POSSESSION</b>				
4	Office	388.00 sq m (4,176 sq ft)	<b>WESTER INCH MANAGEMENT LIMITED (2) t/a Specialised Security</b>	10 years from 22/09/2011 (3)	£35,500 (4)	22/09/2016 (22/09/2021)	
<b>Totals</b>					<b>2,213.70 sq m (23,829 sq ft)</b>	<b>£84,400</b>	

- (1) Helia Photonics Ltd is a privately owned company specialising in demanding optical coating for micro-optics and light emitting semiconductor devices. With 10 years of trading and over a hundred established customers, Helia Photonics Ltd aims to become the premier player in its field. (Source: www.helia-photonics.com 16/01/2015.)
- (2) Wester Inch Management Ltd specialise in cleaning, maintenance and security services. (Source: www.westerinchmanagement.co.uk 16/01/2015.)
- (3) The lease provides a tenant option to determine at the fifth anniversary of the term.
- (4) The lease provides a fixed rental increase to £37,500 pax on 22/09/2015.

For further details please contact:  
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