

lot 65

Unit 1 Almondview Office Park
Livingston, West Lothian EH54 6SF

Rent
£41,000
per annum
exclusive

Modern Heritable Office Investment

- Part let to Ingeus UK Limited
- Ingeus UK Limited did not exercise their March 2016 break option
- Established office location within the town centre
- Totalling approximately 1,071.35 sq m (11,532 sq ft)

- Includes exclusive rights to use 27 car parking spaces
- Nearby occupiers include Mercure Hotel, Asda Superstore, Argos, Boots the Chemist and BHS



Location

Miles: 15 miles west of Edinburgh
30 miles east of Glasgow
Roads: Livingston Road (A899), A71, M8 (Junctions 3 & 3A)
Rail: Livingston North and Livingston South Railway Stations
(21 mins direct to Edinburgh)
Air: Edinburgh International Airport (8 miles)

Situation

Livingston is Scotland's fourth New Town and the administrative centre for West Lothian, located adjacent to junctions 3 and 3A of the M8 Motorway. The town has attracted occupiers such as Glenmorangie, Johnson & Johnson, Quintiles, Sky, Heineken and Mitsubishi. Almondview Office Park is strategically located on the north side of Almondvale Road off Livingston Road (A899), close to the A71.

Description

The property comprises a modern, detached two storey office building which benefits from double glazing, suspended ceilings, raised floors, comfort cooling and the right to park approximately 27 cars.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground (right wing)	Office	268.69 sq m (2,892 sq ft)	INGEUS UK LIMITED (1)	Approx 8 years & 6 months from 01/09/2009 (2)	£41,000	18/03/2018
Ground (left wing)	Office	265.23 sq m (2,855 sq ft)	VACANT POSSESSION			
First	Office	537.43 sq m (5,785 sq ft)	VACANT POSSESSION			
Totals		1,071.35 sq m (11,532 sq ft)			£41,000	

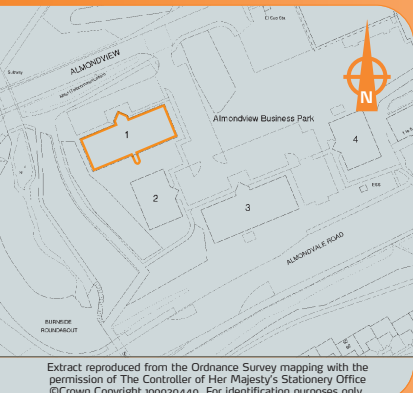
- (1) Ingeus UK is a leading provider of people-centred services, such as employability programmes, skills training and health-related support and operates from over 80 offices, employing 1,600 people. (Source: www.ingeus.co.uk)
For the year ending 31st December 2014, Ingeus UK Limited reported a turnover of £145,537,000, pre-tax profits of £12,811,000 and a total net worth of £18,040,000. (Source: www.riskdisk.com 18/02/2016)
- (2) The property was originally let for a term of years from 9th September 2009 expiring 4th October 2015 at a rent of £41,000 p.a.x. By way of a deed of variation dated 14th September 2015, the lease was extended so the lease now expires 18th March 2018 with a tenant option to determine on 18th March 2017.

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See: **www.acuitus.co.uk** for further details

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