

## Unit 2, Almondview Office Park Livingston, West Lothian EH54 6SF

lot 26

### Modern Heritable Office Investment

- Entirely let to Interserve Construction Limited
- Established office location within the town centre
- Totalling approximately 550.44 sq m (5,925 sq ft)
- Includes exclusive rights to use 15 car parking spaces
- Tenant in occupation since 2005
- Nearby occupiers include Mercure Hotel, Asda Superstore, Argos, Boots the Chemist and BHS

Rent  
**£77,025**  
per annum  
exclusive



### 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 15 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 & First	Office	550.44 sq m (5,925 sq ft)	<b>INTERSERVE CONSTRUCTION LIMITED (1) on assignment</b>	20 years from 19/04/1999 on a full repairing and insuring lease	£77,025	19/04/2019
<b>Totals</b>		<b>550.44 sq m (5,925 sq ft)</b>			<b>£77,025</b>	

(1) Interserve is one of the world's foremost support services and construction companies (Source: www.interserve.com) and for the year ending 31st December 2014 reported a turnover of £941,049,000, pre-tax profits of £10,616,000 and a total net worth of £50,642,000 (Source: Experian Group 16/02/2016).

### For further details please contact:

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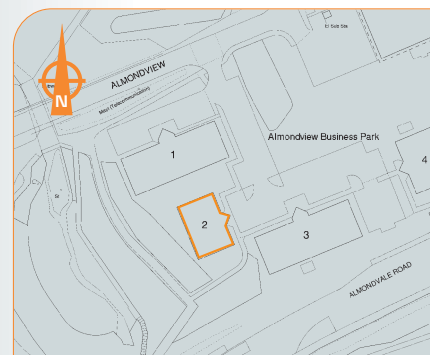
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**CMS Cameron McKenna LLP**  
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