

## 12A Fairbairn Road Livingston, West Lothian EH54 6TS

lot 76

### Modern Heritable Office Investment

- Prominently positioned in established business location
- Let to Axis Security Services Limited, Longworth Consulting & Moriheath Limited
- Approximately 494.23 sq m (5,320 sq ft) with 21 on-site parking spaces
- Excellent communication links close to Junctions 3 & 3A of the M8
- Nearby occupiers including Royal Mail Sorting Office, West Lothian Council and Concept Solutions
- Of interest to Investors and Owner Occupiers

Rent  
£31,250  
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. Fairbairn Road is strategically placed for easy access to the motorway, with neighbouring occupiers including Royal Mail Sorting Office and Concept Solutions. Celect House is located at the end of Fairbairn Road, benefiting from good visibility from Kirkton North Road.

### Description

The property comprises high quality and flexible office accommodation over ground and first floors. The property benefits from excellent parking facilities for some 21 cars.

### Tenure

Heritable (Scottish equivalent of English freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Reversion
Unit 1	Office	157.28 sq m (1,693 sq ft)	<b>MORIHEATH LIMITED (FORMALLY HEATHERFIELD HOMECARE LIMITED) (1)</b>	6 years from 28/03/2011	£17,000	20/05/2017
Unit 1A	Office	14.87 sq m (160 sq ft)	<b>VACANT</b>			
Unit 2	Office	77.10 sq m (830 sq ft)	<b>VACANT</b>			
Unit 3 - First Floor	Office	133.59 sq m (1,438 sq ft)	<b>LONGWORTH CONSULTING WORLDWIDE LTD (2)</b>	14 years from 01/12/2003 (3)	£0	
Unit 4 - First Floor	Office	111.39 sq m (1,199 sq ft)	<b>AXIS SECURITY SERVICES LIMITED (4)</b>	5 years from 01/10/2011	£14,250	Holding over
<b>Totals</b>		<b>494.23 sq m (5,320 sq ft)</b>			<b>£31,250</b>	

(1) Moriheath Limited (formally Heatherfield Homecare Limited) is a subsidiary of Almond Home Care Limited who were established in 1996, and are West Lothian's No1 provider of high quality personal care, practical help and social support within the community. (Source: www.almondcareltd.co.uk). The tenant is not currently in occupation.

(2) Longworth Consulting Worldwide Limited was established in 1998 following the acquisition of other international consultancy practices and the establishment of global headquarters from Edinburgh in Scotland. Their objective is to provide multi-discipline contracts and a legal consultancy service to the building, construction and engineering industry in terms of both domestic and international business. (Source: www.longworthconsulting.co.uk)

(3) Longworth Consulting served notice to quit which was effective from 29th May 2016. They remain in occupation paying only service charge and rates. No rent is paid by the tenant.

(4) Established in 1994, Axis Security has grown to become one of the UK's leading security companies with a network of eight regional offices a workforce of c.2,200 people. (Source: axis-security.co.uk)

### For further details please contact:

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### Buyer's Legal Report Service

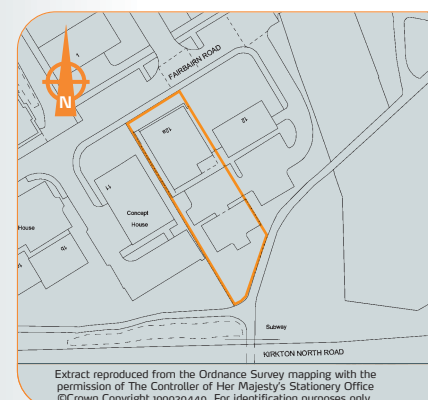
**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Associate Auctioneers:

**Ryden**  
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Email: iain.taylor@ryden.co.uk  
Ref: Iain Taylor

### Seller's Solicitors:

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