

Lot 51

Vacant Possession

New Cheviot House, Almondvale Boulevard, Livingston EH54 6QN

Heritable Office Opportunity



Key Details

- Highly prominent office building in the centre of Livingston
- Opposite the Almondvale Shopping Centre
- Private car parking to the rear for approximately 39 cars
- Nearby occupiers include Clydesdale Bank, KW Law, Adams Whyte and Blue Arrow Recruitment

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

Situation

Livingston is the administrative centre for West Lothian and is located some 15 miles west of Edinburgh. The property is prominently situated on the northern side of Almondvale Boulevard in an established office park in Civic Square. Nearby occupiers include West Lothian Council, Clydesdale Bank, KW Law, Adams Whyte and Blue Arrow Recruitment. The property is immediately opposite The Almondvale Shopping Centre, Livingston Designer Outlet and the leisure hub of the town.

Description

The property is a standalone office building comprising ground, first and lower ground floor office accommodation with modern open plan floor plates, suspended ceilings with recessed lighting. The property benefits from onsite parking for approximately 39 cars, a garage and loading bay to the rear.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

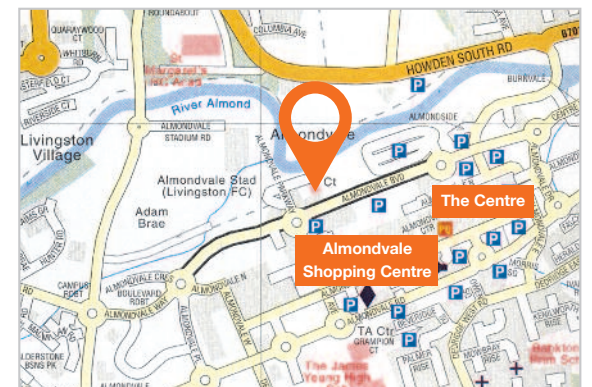
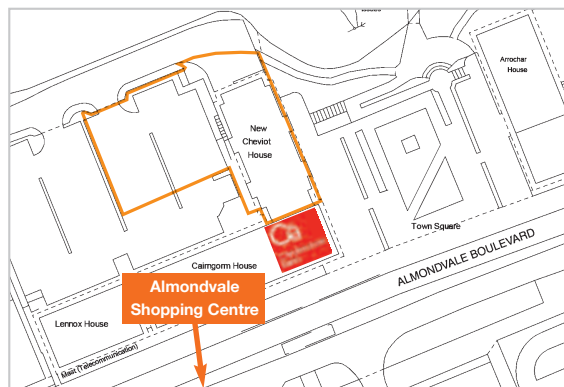
Viewings

There will be a block viewing for this property. Please register your interest with Mhairi Jarvis. Tel: +44 (0)131 552 5191 Email: mhairi.jarvis@acuitus.co.uk

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Office	403.78 sq m (4,340 sq ft)	Vacant Possession
Lower Ground	Office	131.25 sq m (1,415 sq ft)	
First	Office	404.05 sq m (4,349 sq ft)	
Total		939.08 sq m (10,104 sq ft)	



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