

Pentland House, Almondvale South, Livingston, West Lothian EH54 6NG

Prominent and Substantial Office Investment

Lot 62

£22,600 per annum
exclusive



Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Part Ground	Office	38.09 sq m (410 sq ft)	ALEX M ADMANSON LLP (1)	5 years from 14/05/2012	£4,100	13/05/2017
Part Fourth Floor	Office	117.05 sq m (1,260 sq ft)	TEAM SUPPORT STAFF LIMITED t/a Margaret Hodge Recruitment (2)	Licence from 06/09/2013	£18,500	Rolling Monthly
First, Second, Third, Part Fourth & Fifth	Office	4,429 sq m (47,674 sq ft)	RIVERKIDS (3)	1 year 3 months licence from 01/04/2016	£0 (4)	30/06/2017 (5)
Part Ground Suites 3B	Office	212.00 sq m (2,282 sq ft)	RIVERKIDS (3)	8 month licence from 01/11/2016	£0 (4)	30/06/2017 (5)
Part Ground Suites C	Office	418.34 sq m (4,503 sq ft)				
Part Ground Suites 4D	Office	52.95 sq m (570 sq ft)				
Part Ground (Suite 3A)	Office	140.00 sq m (1,507 sq ft)	VACANT (6)			
Part Fourth	Office	170.01 sq m (1,830 sq ft)	VACANT (7)			
Total		5,577.43 sq m (60,036 sq ft)			£22,600	

- (1) Founded in 1990, Alex M Admanson LLP are a firm of Sheriff Officers and Debt Collectors with 5 offices across Scotland (Source: www.alex.m-admanson.co.uk 05/04/2017).
- (2) For the year ending 30th June 2016, Team Support Staff Limited reported a turnover of £10,306,743, pre-tax profits of £145,738 and a total net worth of £179,246 (Source: Experian Group 05/04/2017). Team Support is a privately owned, limited recruitment company. Founded in 1989, the company expanded to operate a branch network throughout England. In 2009 Team Support achieved national status with the acquisition of Scottish recruitment company, Margaret Hodge Recruitment. As a group the company now has branches operating across the UK from Scotland to the South of England (Source: www.teamsupport.co.uk 24/04/2017).
- (3) RiverKids is a Scottish Children's Charity created in 2005 which supply toys to West Lothian's most disadvantaged children (Source: www.riverkids.org.uk 05/04/2017).
- (4) RiverKids are not liable to pay service charge or insurance. There may be an opportunity for a seller to extend the licence.
- (5) The licence provides a rolling monthly contract following the reversion of the term.
- (6) The unit is currently let to Castle Rock Edinvar Housing Association Limited at £15,000 p.a.x. They are vacating the unit on 14/05/2017.
- (7) The part fourth floor is currently let to Forward Training Partnership Ltd on a rolling monthly licence at a rent of £12,500 p.a. Whilst no break option has been exercised, the tenant is not in occupation and no rent is being received.

Key Details

- Highly prominent office building located adjacent to the entrance of The Centre Shopping Centre
- Option to purchase Freehold Interest
- Approximately 5,577.43 sq m (60,036 sq ft) of office accommodation
- Approximate site area of 0.56 hectares (1.38 acres) with on-site car parking
- Potential Redevelopment Opportunities (subject to consents)

Location

Miles: 15 miles west of Edinburgh
30 miles east of Glasgow
Roads: A71, M8 (Junction 3)
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. Pentland House is strategically located fronting Almondvale South in the heart of the town and immediately adjacent to the retail and leisure amenities. There is direct pedestrian access to the 1 million sq ft Centre Shopping Centre from the car park area of Pentland House.

Description

Pentland House is a modern office building arranged over ground and 5 upper floors. The building benefits from two passenger lifts and a large reception area. There is a secure car park at ground floor with 25 car spaces (including 2 accessible spaces). The property offers potential development opportunities for alternate uses (subject to consents).

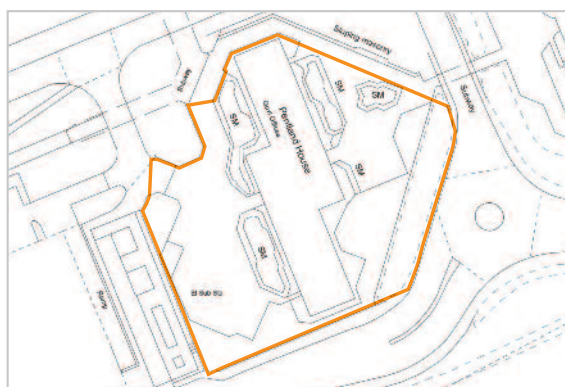
Tenure

Long Leasehold. Held from West Lothian Council for a term of 125 years until 14th May 2101 at a peppercorn rent. The purchaser may have the option to purchase the freehold from the current freeholder in certain circumstances - please see the legal pack for further information.

As to the long leasehold for sale, the transfer will be effected by an assignment of the leasehold interest. The consent of West Lothian Council will be required for this, and the transfer will therefore be conditional upon this consent being received. Certain information about the purchaser will require to be provided to West Lothian Council in connection with their consideration of the application for consent, and the purchaser will be required to provide all information reasonably requested in this regard.

VAT

VAT is applicable to this lot.



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