

# Lot 69

Vacant (1)

## Earlston House, Almondvale Business Park, Livingston, West Lothian EH54 6GA

Modern Heritable Office Building



### Key Details

- Well located on Almondvale Business Park in Livingston town centre
- Modern two storey office pavilion
- On-site car parking for over 100 cars
- Nearby occupiers on the park include HSBC, HM Revenue and Customs and GE Energy

### Location

**Miles:** 13 miles west of Edinburgh  
30 miles east of Glasgow

**Roads:** A71, M8 (Junction 3)

**Rail:** Livingston North and Livingston South Rail Stations

**Air:** Edinburgh International Airport (7 miles east)

### Situation

Livingston is a former new town with a population of approximately 53,000 people. The town is adjacent to the M8 motorway providing access to Edinburgh to the east and Livingston to the west.

Almondvale Business Park is located close to the town centre, immediately west of the Almondvale Shopping Centre, Almondvale Retail Park and Livingston designer outlet shopping centre.

Occupiers on the business park include HSBC, HM Revenue and Customs and GE Energy.

### Description

The property is a two storey modern office building comprising two wings with access via a glazed atrium area. The accommodation benefits from raised floors, suspended ceilings and a 13 passenger lift.

The property has an approximate site area of 0.72 hectares (1.78 acres).

### Tenure

Heritable (Scottish equivalent of English freehold).

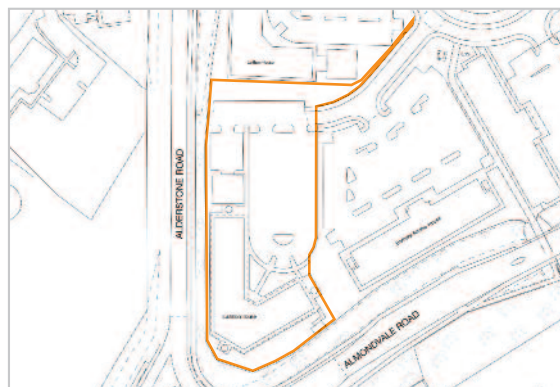
### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Office	1,150.02 sq m	(12,379 sq ft)	VACANT (1)
First	Office	1,108.40 sq m	(11,931 sq ft)	
<b>Totals</b>		<b>2,258.42 sq m</b>	<b>(24,310 sq ft)</b>	

(1) The property is currently let in its entirety to Quintiles Scotland Limited on a lease expiring on 31st December 2017 at a rent of £361,290 per annum. The tenant is currently in the process of vacating the premises.



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### Acuitus

**Mhairi Jarvis**  
+44 (0)131 552 5191  
mhairi.jarvis@acuitus.co.uk

### Acuitus

**Will Moore**  
+44 (0)207 034 4858  
will.moore@acuitus.co.uk

### Associate Auctioneer

**Toby Withall**  
+44 (0)131 222 9616  
toby.withall@knightfrank.com



### Seller's Solicitors: Dentons UKMEA LLP

**Paul Haniford**  
+44 (0)330 222 1777  
paul.haniford@dentons.com