

Lot 17

Vacant Possession

Barbara Ritchie House, Almondvale Way, Livingston, West Lothian EH54 6GB Heritable Office building



Key Details

- Well located on the established Almondvale Business Park adjacent to Livingston town centre.
- Large on site car park
- Pedestrian links to town centre and neighbouring retail parks
- Modern pavilion office building planned over three floors
- Potential redevelopment to residential or other uses (Subject to planning)

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 Glasgow to the west. Almondvale Business Park is located close to the town centre, immediately west of the Almondvale Shopping Centre, Almondvale Retail Park and McArthur Glen designer outlet shopping centre. There is a direct pedestrian link to Sainsburys supermarket to the south. Occupiers on the business park include Education Scotland, Pure Gym, Witherby Publishing, GE Energy and Bellway Homes. Nearby occupiers include Starbucks, Marstons Inn, B&M and Dunelm.

Description

The property comprises a 3 storey building on a site of 1.7 acres which was developed in 2001. The office building benefits from flexible floor plates for subdivision and two passenger lifts. In addition the modern specification includes a double height entrance, raised access floor and suspended ceilings, VRV air conditioning and 131 onsite car parking spaces.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

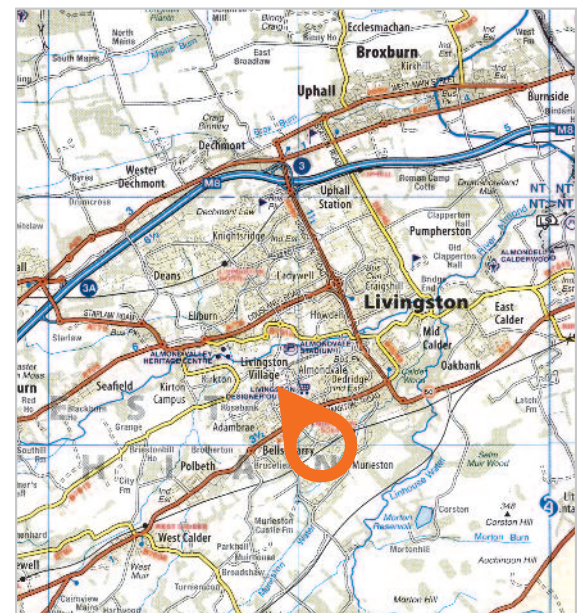
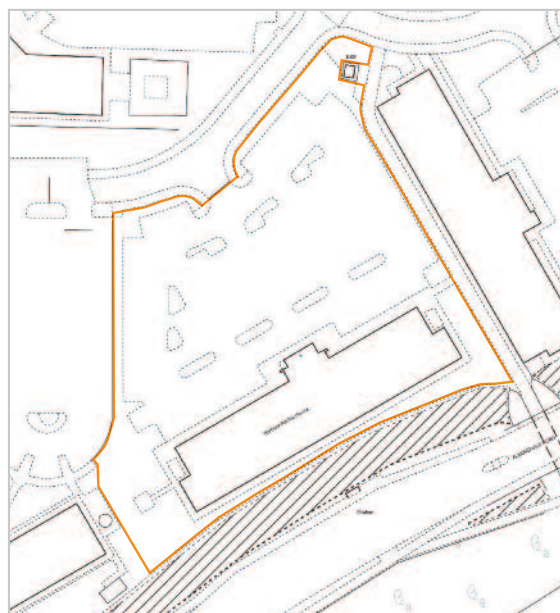
Current Rating E

Tenancy and accommodation

Floor	Floor Areas (Approx)	Possession
Ground	936.02 sq m (10,075 sq ft)	Vacant Possession
First	936.02 sq m (10,075 sq ft)	
Second	936.02 sq m (10,075 sq ft)	
TOTAL	2,808.06 sq m (30,225 sq ft)	

Viewings

Please contact Mhairi Archibald (+44 (0)7718 899 341)



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