

OPEN PLAN OFFICE SPACE

- > LOCATED IN THE HEART OF LIVINGSTON, SCOTLAND'S CENTRAL BELT
- > OPEN PLAN OFFICE SPACE WITH GOOD RATIO OF MEETING ROOMS AND STAFF BREAKOUT SPACE
- > FLEXIBLE LEASE TERMS & INCENTIVES AVAILABLE
- > RENTS FROM £5.00 PER SQFT, OFFERING AN INCENTIVE OF HALF RENT IN THE FIRST YEAR
- > SPACE AVAILABLE FROM 3,180 – 20,945 SQFT (PREFERENCE TO LET AS WHOLE)
- > DEDICATED RECEPTION ENTRANCE AND WAITING AREA
- > GENEROUS CAR PARKING ALLOWANCE WITH ABILITY FOR EV CHARGING TO BE INSTALLED



TO LET

CHAMELEON BUILDINGS 1 & 3, APPLETON PLACE, LIVINGSTON, EH54 7EZ

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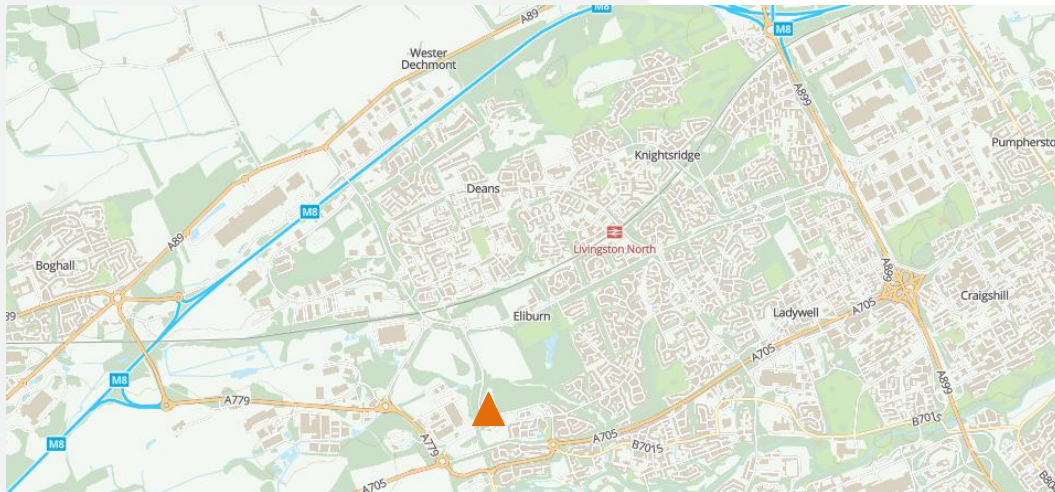
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LOCATION

The subjects comprise prominent office site which is well located within Livingston, West Lothian. Livingston, home to over 56,000 people, is the administrative hub of West Lothian which has one of the fastest growing and youngest populations in Scotland. Livingston town centre comprises the largest indoor shopping location in Scotland with The Centre and Livingston Designer Outlet drawing shoppers from across the country. Exceptional connectivity by road and rail includes two train stations which between them provide up to 6 direct trains per hour to Edinburgh and Glasgow. It is located in close proximity to the following transport networks (travel time by car);

- Edinburgh's International Airport (15 mins)
- Glasgow City Centre (40 mins)
- Edinburgh City Centre (30 mins)

In addition Livingston sits on the main railway between Edinburgh and Glasgow taking 60 minutes to Glasgow and 25 minutes to Edinburgh by train.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

DESCRIPTION

The modern pavilion offices, built in 2006, offers the opportunity for a new tenant(s) to occupy an extensive purpose built office premises. Previously occupied by a single tenant, the space is well suited to a single occupier with its dedicated reception area, staff amenities and large open plan floor plates. The space however is versatile across the two buildings and floors and can easily be sub-divided for multiple occupancy if required or preferred.

Building 3 consists of a ground floor entrance, reception and waiting area which is accessed via the generous car park. The ground floor also consists of meeting rooms accessed directly off reception as well as an open plan office which includes internal meeting rooms also. There is lift and stair access to the first floor which also consists of an open plan office, meeting rooms and staff shower facilities.

Building 1 first floor is currently accessed via an internal walkway linking buildings 1 & 3 at first floor level. There are staff WC and shower facilities on the internal link, prior to entering into the large open plan space in building 1 which also benefits from various meeting rooms as well as a large staff canteen/breakout space.

The landlords preference is to let the entire 20,945 sqft of suites to one occupier however we do have the opportunity, with separate entrances, to let separately from 3,180 sqft, 6,360 sqft, 14,585 sqft.



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| ACCOMMODATION | SqM | SqFt |
|------------------------------------|--------------|---------------|
| Building 3 – GF | 295 | 3,180 |
| Building 3 – 1 st Floor | 295 | 3,180 |
| Building 1 – 1 st Floor | 1,356 | 14,585 |
| | | |
| TOTAL | 1,946 | 20,945 |

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £72 per square metre for which the current payable rate is 49.8p. A new occupier has the right to appeal the rateable value within 6 months from their date of entry.

RENTAL/PRICE

The subjects are offered on a full repairing and insuring basis on a new lease, incorporating regular rent reviews. The suites are available by separate negotiations and quoting rents can be obtained on request.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Available on request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT



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