

TO LET

FIRST FLOOR OFFICE

Located in Starlaw Business Park,
Livingston

Rental price upon application

Flexible lease terms available

Lift access & reception area for visitors

Car parking available

Close proximity to major transport links

Size extends to 668.9 sqm (7,200 sqft)

Available to be let in part or whole



WHAT 3 WORDS



AFTON HOUSE, STARLAW BUSINESS PARK, LIVINGSTON, EH54 8SF

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Location

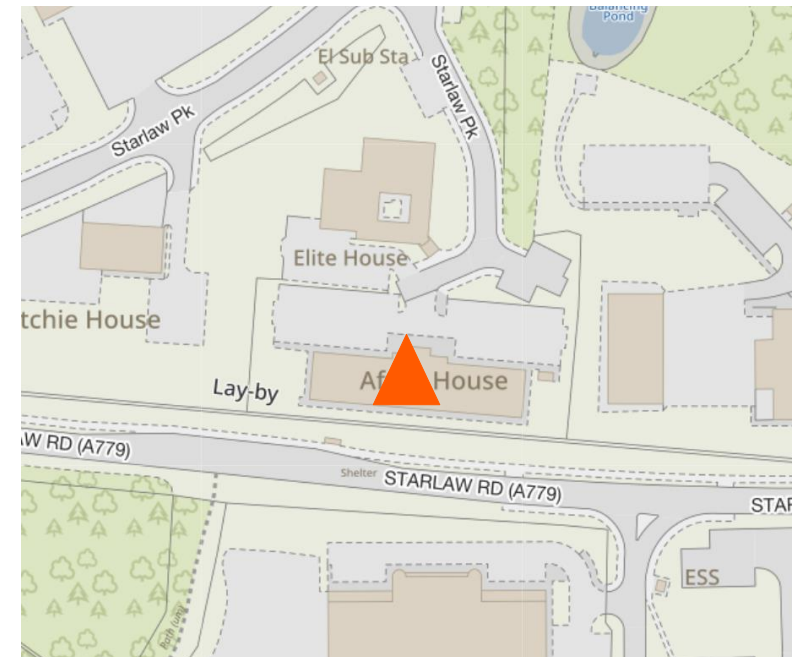
AFTON HOUSE, STARLAW BUSINESS PARK,
LIVINGSTON, EH54 8SF



Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh & 30 miles east of Glasgow. The subject property is positioned to the south of Starlaw Road (A799) & is in close proximity to the M8 and Junction 4. In turn, the subject's location provides great accessibility across the central belt.

More specifically, the subjects are situated within Starlaw Business Park, a modern industrial/business park, comprising of a number of offices and industrial properties.



Office space in Livingston
West Lothian



VIRTUAL TOUR



Description

AFTON HOUSE, STARLAW BUSINESS PARK,
LIVINGSTON, EH54 8SF



Description

The subjects comprise a modern office premises arranged over the ground & first floors of a freestanding office pavilion. Additionally, there is a large tarmacked car park to the front of the building with approximately 20 car parking spaces available.

The property benefits from a highly attractive large glazed reception area which provides both lift and stair access up to the first floor.

Internally, the subjects comprise a large open plan office space, tea preparation/staff areas, W.C. facilities & ample storage. Given the open plan configuration, there is scope for the office space to be let as a whole or in part.

Accommodation

	m ²	ft ²
First Floor	668.9	7,200
TOTAL	668.9	7,200

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed.

Rent

Rental price upon application.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £56,800.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

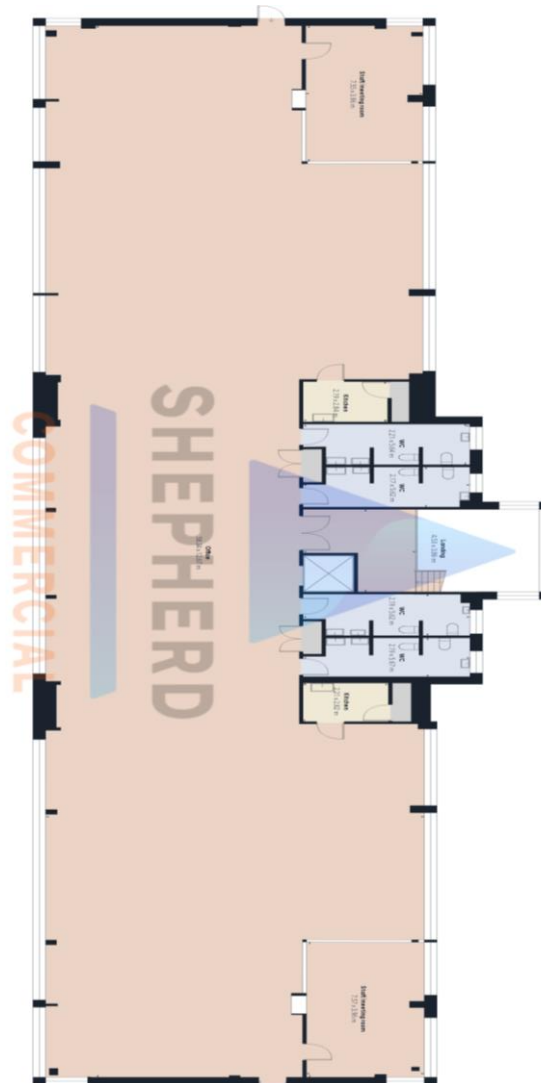
An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

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



Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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