

TO LET

OFFICE PREMISES

Single storey multi- occupancy office premises currently undergoing renovation

Located in Livingston, West Lothian

Available on a room-by-room basis

Spaces available from 100 – 549 sqft

Close proximity to an abundance of staff amenities

Available for occupation imminently

Car parking space available by separate negotiation



WHAT 3 WORDS



DELTA HOUSE, CARMONDEAN CENTRE, LIVINGSTON, EH54 8PT

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Office premises in Livingston, West Lothian

FIND ON GOOGLE MAPS

Location

Livingston is a popular West Lothian town strategically located 15 miles west of Edinburgh & 30 miles east of Glasgow. More specifically, the subject property is positioned to the north of Livingston benefiting from exceptional connectivity to the M8 Motorway across the central belt via Junction 3 & 3A.

More specifically, Delta House is positioned within the Carmondean area of Livingston and lies adjacent to Livingston North Railway Station.





Description

DELTA HOUSE,
CARMONDEAN CENTRE, LIVINGSTON, EH54 8PT



Description

The subjects comprise an office premises arranged over the ground floor of a single store brick built property known as Delta House.

Internally, the accommodation comprises of a range of suites with shared tea preparation & W.C facilities. The offices are available on a room-by-room basis and are suitable for a variety of occupiers.

Additionally, the property is currently undergoing renovation works, which are of an exceptionally high standard, creating an innovative and collaborative working environment.

The office benefits from 16 car parking spaces, which will be allocated to occupiers subject to negotiations.



Description

DELTA HOUSE,
CARMONDEAN CENTRE, LIVINGSTON, EH54 8PT



Available to let

Accommodation

Description	Size (Sqft)	Rent per week
Room 5	549	£283
Room 7	300	£145
Room 9	323	£156
Room 17	201	£109
Room 18	100	£59
Room 19	100	£59
Room 21	200	£99

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 incorporating regular rent reviews.

Rent

Rent on application.

Please note, the weekly rental amount includes utilities & use of the common spaces. Depending on availability, a parking space may also be available.

Rateable Value

The rateable value is calculated on a room by room basis.

Please preview the subjects the rateable value;

https://www.saa.gov.uk/search/?SEARCHED=1&ST=&SEARCH_TERM=Delta+House&ASSESSOR_ID=&SEARCH_TABLE=valuation_roll_cpsplit&searchtype=listing#results

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. 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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