



Sycamore House, Quarrywood Court, Livingston



LOCATION

Livingston is situated in the heart of Scotland's central belt and has a population of around 63,000 people. The town is ideally placed for commuters, being 15 miles west of Edinburgh and 30 miles east of Glasgow.

Sycamore House is conveniently placed close to Livingston Town Centre in a small enclave of single and double storey detached office pavilions, each with their own dedicated car parking spaces.

Road communications are excellent with the property easily reached from the M8 either via Junction 3 or 3A. The A71 from Edinburgh is also only a short distance away. Rail travel to Edinburgh and Glasgow is also available from both Livingston North and Livingston South stations.

DESCRIPTION

The property was built in 1998 and comprises 2 units of approx. 112.88sq m (1,215 sq ft) of space within a single storey detached office building, constructed in facing brick externally, under a timber pitched roof. The specification of the building includes the following:

Double glazed front storm porch, Double glazing throughout in woodgrain uPVC frames, Recessed Class 2 luminaires in all office areas, small kitchen facilities, Data trunking around the walls, Gas-fired central heating throughout, with all radiators individually thermostatically controlled, lift between floors and intruder alarm, plus secure door entry system.

VIEWING:

To arrange a viewing, or for further information contact Tracey Thomson

Tel: 01506 281834

Email: Tracey.Thomson@westlothian.gov.uk

LEASE TERMS

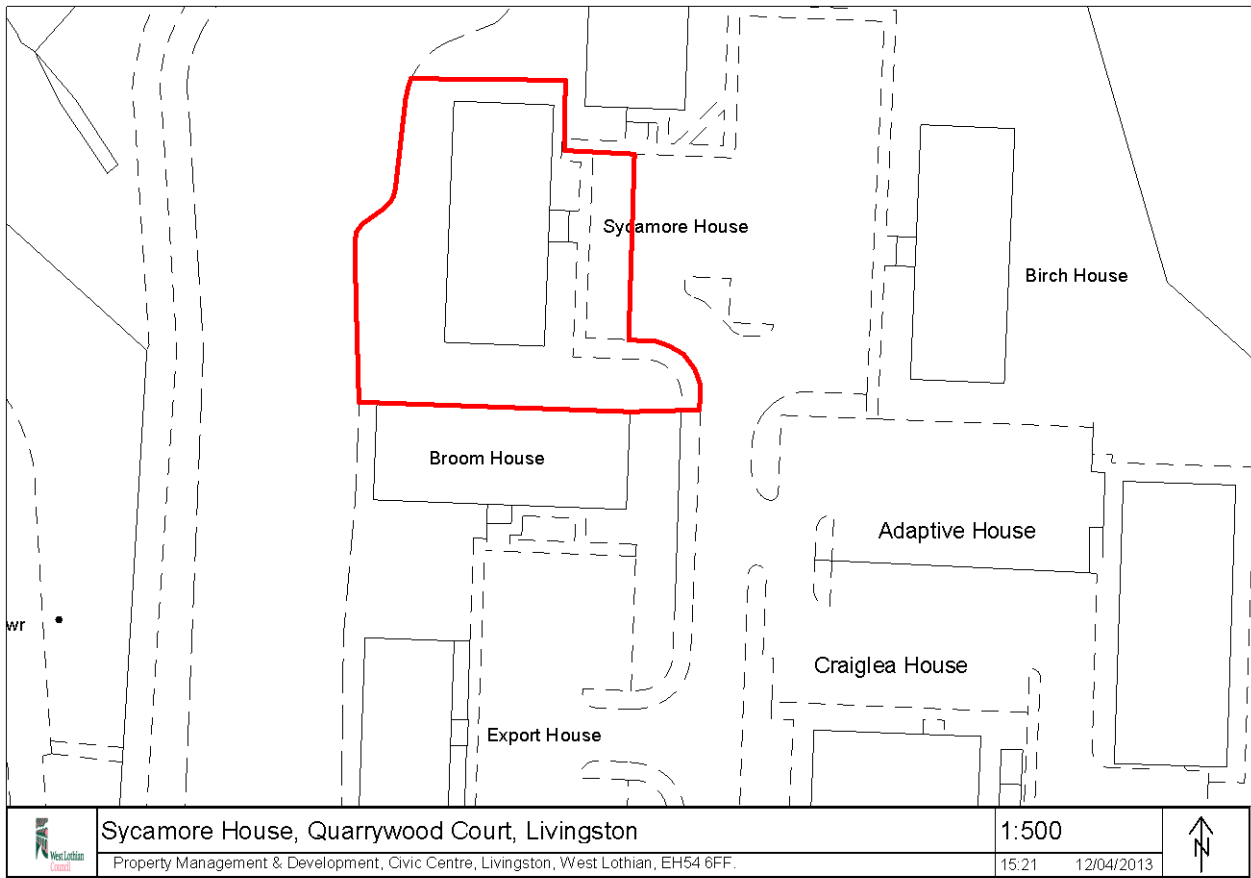
- The term is fixed for 3 years from the date of entry, on standard lease terms. A copy of our standard lease and FRI Tenant Handbook can be found on www.westlothian.com/pmd
- The rent is payable in advance on the 1st of each month, by direct debit.
- A deposit of 3 month's rent is payable, which is held for the duration of the lease.
- Tenants are responsible for internal repair and maintenance of the unit and will be liable for a share of the cost of repairs to and maintenance of the commonparts of the property.
- Building insurance is provided by the council and will recover the appropriate annual premium from the tenant. The tenant is responsible for their own contents and Public Liability insurance.
- Tenants will be responsible for the payment of non-domestic rates however rates relief may apply. The current Rateable Value for the office is £17,875. For further information please refer to www.westlothian.com/businessrates.
- Occupiers will bear all utility costs.
- Tenants are responsible for obtaining statutory consents and for complying with any regulations relative to the proposed use of the premises.
- The units have an Energy Performance Certificate rating of G.

USE

Consideration will be given to uses compatible with Use Class 2. Prospective tenants are advised to contact the Council's Development Management on Tel. (01506) 282456 for advice on appropriate uses for this property.

ENTRY

Subject to the submission of a satisfactory application and completion of legal formalities.



Layout and Location Plans

