



Five

5 Deer Park Avenue,
Livingston EH54 8AF

To Let: Ground floor office suite
262 sq m (2,827 sq ft)

www.fairwaysoffices.co.uk



FAIRWAYS
BUSINESS PARK

Location

Conveniently located at J3 of the M8 Motorway, 5 Deer Park Avenue on Fairways Business Park, offers modern, self contained two storey office premises with dedicated car parking, next to attractive landscaped grounds and Deer Park Country Club and Golf Course.

Description

The premises comprise the ground floor of a self contained two-storey office pavilion. The office suite within the building has been refurbished to provide modern, open-plan office accommodation.

Specification

The specification includes:

- Carpet covered solid floor with integrated floor boxes with data cabling
- Suspended ceiling with integrated LED light fittings
- Double glazed windows with security shutters
- Electric panel heating
- Tea and coffee preparation area
- Dedicated toilet provision
- The existing tenant has fitted the premises which can either be stripped out or altered subject to negotiation.

Accommodation

Ground Floor: 262 sq m (2,827 sq ft).

Energy Performance Certificate (EPC)

An updated EPC will be delivered prior to new lease.

Business Rates

We are advised the property currently has a Rateable Value of £20,100 with £1,700 for the allocated car parking.

Terms

Premises available on Full Repairing and Insuring Terms with details on quoting rents available from the Joint Agents.

Legal Costs

Each party will be responsible for their own legal costs. The tenant will be responsible for the appropriate LBTT and registration dues.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

Further information

For further information please contact either of the joint letting agents.

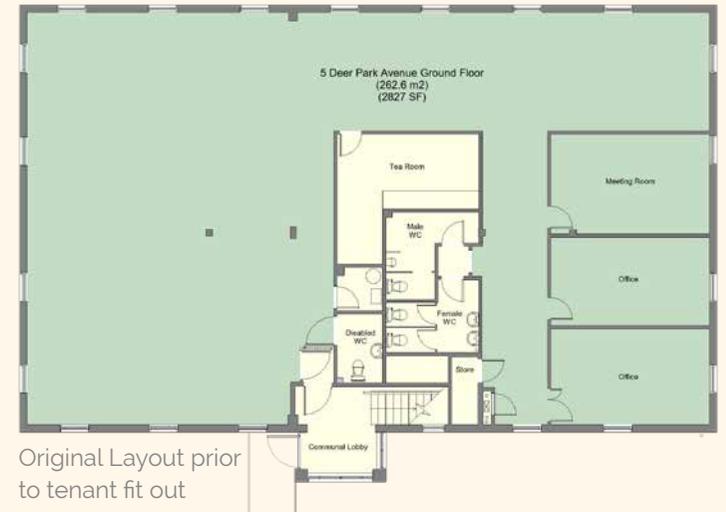
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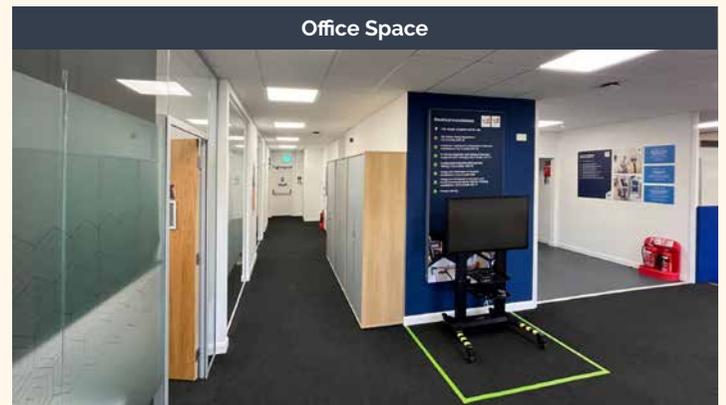
Beverley Mortimer
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CBRE
0131 469 7666
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Ground Floor



Original Layout prior to tenant fit out



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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