



Two

**2 Deer Park Avenue,
Livingston EH54 8AF**

To Let: Ground Floor Suite
94.48 sq m (1,017 sq ft)

www.fairwaysoffices.co.uk



FAIRWAYS
BUSINESS PARK

The best way for any business

Conveniently located at J3 of the M8, 2 Deer Park Avenue on Fairways Business Park comprises a self-contained two storey, open plan office.

- Ground floor office suite 94.48 sq m (1,017 sq ft)
- Excellent car parking provision
- Close to local amenities and public transport links
- Newly refurbished to a very high standard



Specification

Space available

- Ground floor 94.48 sq m (1,017 sq ft)

Design

- Carpet covered solid floor with integrated floor boxes
- Suspended ceiling with integrated LED light fittings
- Double glazed windows
- New energy efficient electric heating system
- Tea and coffee preparation area
- Toilet facilities provided on both Ground and First floors

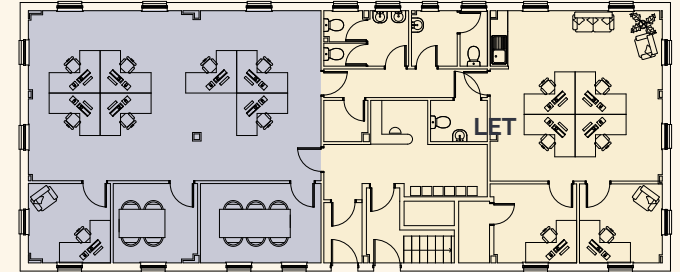
Car parking

- 6 car parking spaces in total are provided for this suite

Estate

- Fully managed business park
- High-quality working environment
- Complementary corporate membership to Deer Park Country Club, including golf and leisure facilities

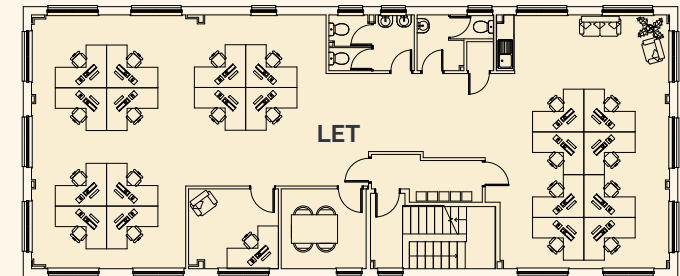
Ground Floor



TO LET

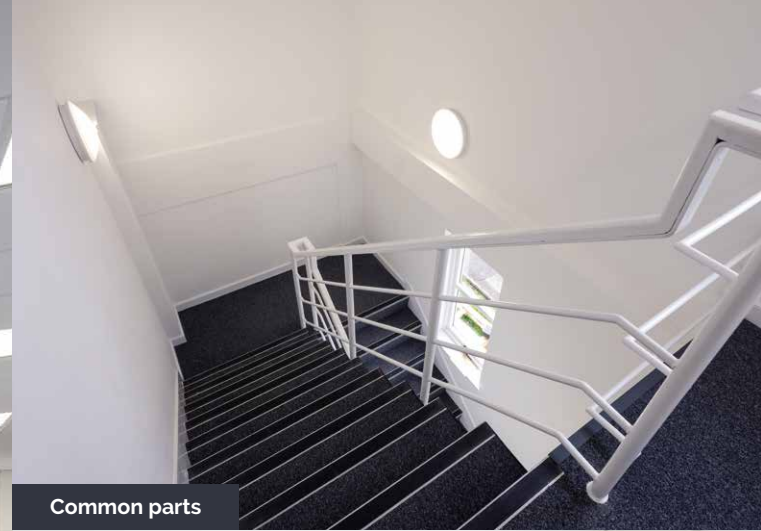
94.48 sq m (1,017 sq ft)

First Floor





First Floor



Common parts



Indicative toilets



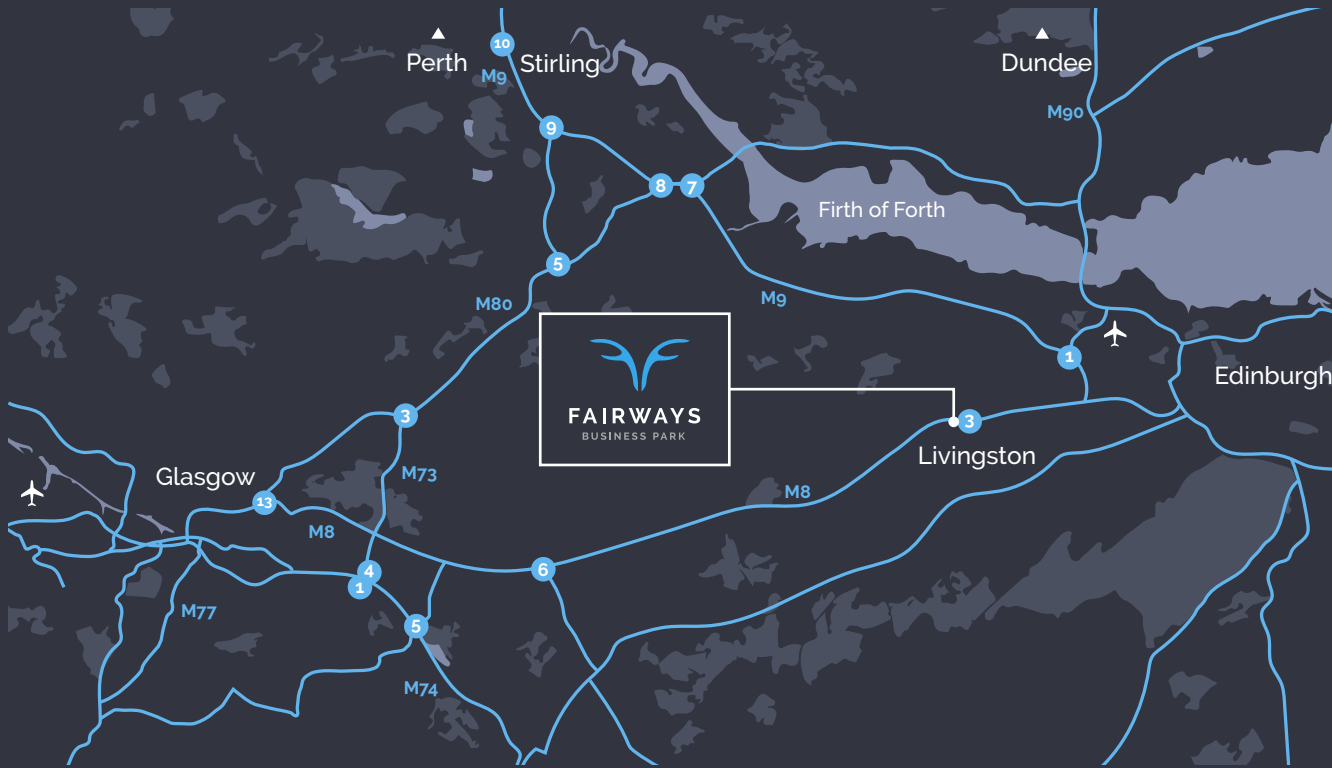
Park view



Kitchen



Ground Floor



Ryden.co.uk
0131 225 6612

Peter I'Anson

peter.i'anson@ryden.co.uk
0131 473 3233

Cameron Whyte

cameron.whyte@ryden.co.uk
0131 473 3230

CBRE
0131 469 7666
www.cbre.co.uk

Angela Lowe

angela.lowe@cbre.com
0131 243 4189

Beverley Mortimer

beverley.mortimer@cbre.com
0131 243 4189

Muir
Group

A development by The Muir Group

Further information

Energy Performance Certificate (EPC)

A copy of the EPC assessment is available upon request.

Legal Costs

Each party will bear the cost of their own legal expenses and the ingoing tenant will be responsible for any LBTT and registration costs incurred.

VAT

All rents, premiums and service charges are subject to VAT.

Business Rates

We recommend that interested parties directly contact the Lothian Valuation Joint Board for current rate information on 0131 344 2500.

Lease terms

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

To check availability, arrange a viewing or for further information please contact the Joint Letting Agents.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representations or warranty whatever in relation to this property. November 2022.