



Two

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

To Let: First Floor Office Suite
172 sq m (1,856 sq ft)

www.fairwaysoffices.co.uk



The best way for any business

Situated in the prestigious Fairways Business Park, the property is positioned immediately off Junction 3 of the M8 Motorway, providing access onto Scotland's motorway network.

The property is located 16 miles west of Edinburgh City centre and 32 miles east of Glasgow.

The subjects comprise a first floor office suite which has been newly refurbished to a high standard. The suite is open plan with dedicated WCs, kitchen/tea prep facilities and a meeting room. The property also includes:

- Recently refurbished to a high standard, including furniture (if required)
- Excellent car parking provision
- Close to local amenities and public transport links



Specification

Space available

- First floor Office Suite 172 sq m (1,856 sq ft)

Design

- The office is fully fitted with chairs and desks including fitted meeting room and kitchen break out.
- Carpet covered solid floors with integrated floor boxes
- Suspended ceilings with integrated LED light fittings
- Double glazed windows
- New energy efficient electric heating system

Car parking

- The suite benefits from 11 dedicated car parking spaces

Estate

- Fully managed business park
- High-quality working environment

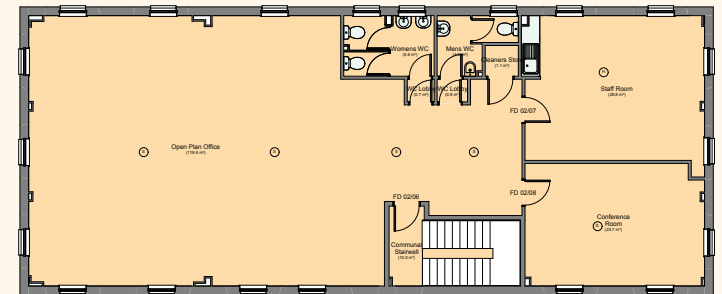
Entry

Immediate entry is available upon completion of missives.

Corporate membership

Complimentary corporate membership to Deer Park Golf & Country Club is provided as part of the package.

First Floor



TO LET

172 sq m (1,856 sq ft)



First floor office



Rear view of building



Meeting room



Park view



Kitchen



Break out/touchdown



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A development by The Muir Group

Further information

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

VAT

We have been advised that the property is elected for VAT.

Business Rates

We are advised that the current Rateable Value of the property is £15,700. This will be reassessed when occupied.

Lease terms

The subjects are available on a new Full Repairing and Insuring basis on a term to be agreed.

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