



FOR LEASE - NURSERY **MODERN PURPOSE-BUILT DAY NURSERY**

The Alba Campus
Rosebank Way
Livingston

- Four spacious playrooms
- Outdoor play facilities
- Registered capacity of 92 places (0-5 years)
- Gross Internal Area 542.09 sq m / 5,835 sq ft
- Rental on request

LOCATION:

Livingston is a large commuter town in West Lothian, located 15 miles west of Edinburgh and 30 miles east of Glasgow, with a growing population of 57,000 people. Livingston enjoys excellent transport links, well served by Junctions 3 and 3A of the M8 Motorway. There are two train stations, Livingston North and South, as well as bus routes connecting the wider area.

The Nursery is located within the Alba Campus in Livingston, a popular business park with occupiers including the Quintiles Labs, Sky Television, Ossur Technologies and the Glenmorangie Company.

DESCRIPTION:

The subject is a large, modern, purpose-built children's day nursery constructed circa 2002.

The building is configured to provide four large playrooms around a central circulation area, with a registered capacity of 92 places (0-5 years). There are changing facilities and toilets, as well as a kitchen, staff room and storage. The nursery further benefits from an enclosed play area to the side and rear.

There is a generous private surfaced car park with approx. 15 spaces.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows: 542.09 sq m / 5,835 sq ft

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £47,900 per annum.

LEASE TERMS:

Full Repairing and Insuring (FRI). Rental on request.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is B.

VAT:

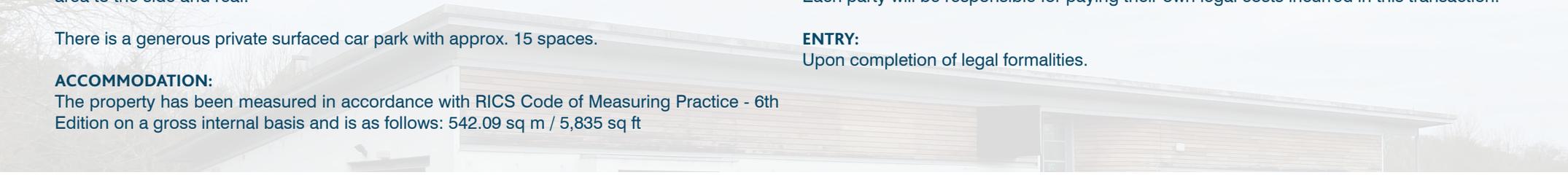
All prices quoted are exclusive of VAT which may be chargeable.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

ENTRY:

Upon completion of legal formalities.



FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

12 Grampian Court,
Beveridge Square,
Livingston, EH54 6QF
Tel: 01506 479010

EMAIL:

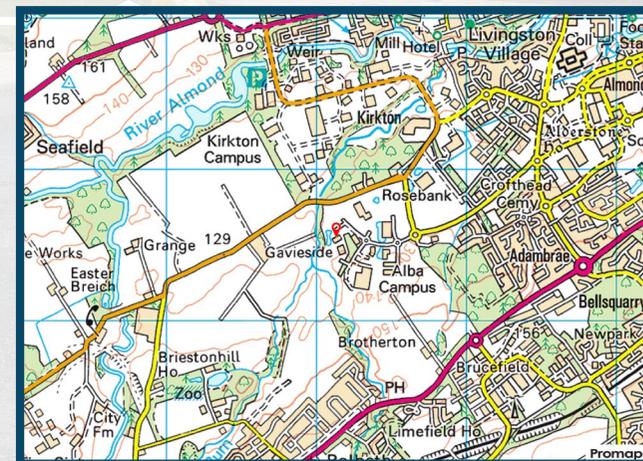
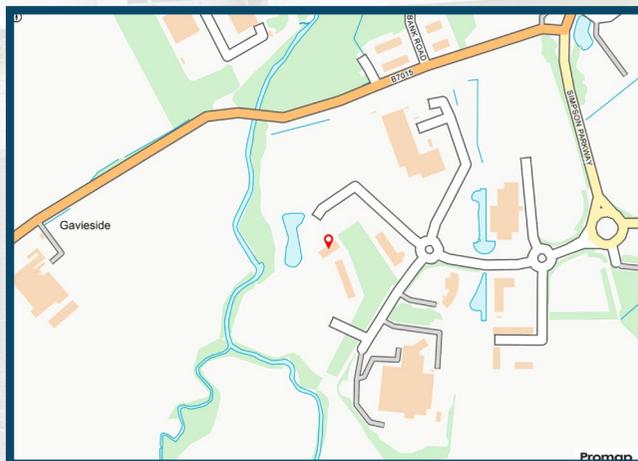
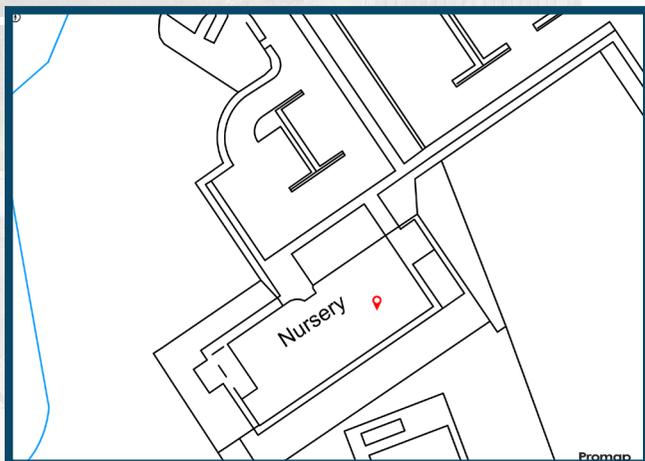
Graeme.Pollock@dmhall.co.uk
Helana.Clarkson@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

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