

FOR SALE (MAY LET)

ARROCHAR HOUSE

CIVIC SQUARE / LIVINGSTON

CLOSING DATE - NOON 18th APRIL 2024



QUALITY MODERN OFFICE BUILDING

Highly visible property – branding opportunities available

- Excellent staff amenities and links to public transport
- Associated carparking available
- Floor Area 1,349.88sq m (14,530sq ft)

LOCATION

Livingston is the largest town and employment centre in West Lothian. Being within easy reach of the M8 motorway, 15 miles from Edinburgh and 30 miles east of Glasgow,

it is a popular choice for a large number of both national and international businesses. Edinburgh Airport can also be reached by car in under 20 minutes.

The extensive re-development of Almondvale Shopping Centre and Designer Shopping Centres has resulted in spin off development across the region.

Arrochar House is situated in the heart of Livingston, on Almondvale Boulevard, the main route through the town centre, and is extremely well served by public transport. The building is highly visible, providing an ideal business location for staff and visitors.

Along with Barclays Bank, Sky and Virgin Money, local companies such as KW Law, Keegan Smith Solicitors and West Lothian Council are close neighbours.



DESCRIPTION

Arrochar House is a modern three storey office to be disposed of as a whole or may be let. The property has recently been refurbished to a high standard and it will be available with vacant possession in Spring 2024.

Access to Arrochar House is either from the rear carpark or from the Boulevard. All floors can be accessed from the central reception area with a public lift and service lift operating between floors.

There are a number of alternative uses, subject to planning consent, that this space could be considered for.

SPECIFICATION

- Large Reception Area
- A mixture of cellular offices and open plan office and meeting accommodation
- Tea preparation areas within each of the individual suites
- Raised access floors with floor boxes for ease of cable management
- Data cabling and power to floor boxes in-situ
- Suspended ceilings with VDU compatible lighting
- Gas fired central heating
- Double glazing
- Lift access to lower ground, ground and first floors
- Male and female toilets at lower ground, ground and first floors, accessible toilets on all floors

Accommodation

This property has been measured in accordance with RICS Property Measurement 2nd Edition using the IPMS 3 -Office.

Floors	SQ FT	SQ M
Lower Ground	2,983.32	277.16
Ground	5,367.75	498.68
First	6,178.92	574.04
Total	14,530	1349.88



Rateable Value

The rateable value for Arrochar House is £105,500.

A separate sum will be payable in respect of carparking spaces included in the sale of Arrochar House.

This assessment is based on office use. Further information on the assessment of rateable value for an alternative use can be sought from the Regional Assessor, 17A South Gyle Crescent, Edinburgh, EH12 9FL

Energy Performance

A copy of the Energy Performance Certificate (EPC) for the property is available on request.

Guide Price

The Council have not set a guide price for this property, all offers will be considered at the closing date.

Floor Plans

Internal floor plans quoting floor areas are available upon request

Entry

Vacant possession will be provided upon conclusion of missives or the conclusion of purchase conveyancing.

Viewings

Viewing of the premises are by prior appointment only and interested parties are asked to co-ordinate viewings by either emailing propertymanagement@westlothian.gov.uk or contacting the following officers via mobile

Darren Stenhouse - 07901114394

Jacqueline Steven – 07901114348

Niamh Walker - 07798572366

Servitudes

The council will grant servitude rights in order for the carpark to be accessed

Planning

Any potential use of the building should comply with the requirements of the LDP and policy TCR1 (Town Centres) which sets out appropriate uses in Livingston town centre. You will find that on page 36 of the LDP: [Local Development Plan \(LDP 1\) - West Lothian Council](#)

Submitting an Offer

Closing Date – Noon 18th April 2024, to submit an offer the following procedure will apply;

- All offers must be submitted in an A4 envelope clearly labelled “OFFER OF PURCHASE / LEASE FOR ARROCHAR HOUSE, LIVINGSTON”. The offeror must write his / her name and address on the back of the envelope.
- Any offers received after 12 Noon on the closing date will be returned unopened and will not be taken into consideration by the council.
- All offers must be sent to: The Property Services Manager, Property Services, West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF.
- Offers received by fax or email will not be accepted.
- The council does not bind itself to accept the highest or any other offer. However, West Lothian Council has a legal obligation to obtain the best price legally obtainable.
- Prospective purchasers must also submit with any offer, information sufficient to allow the council to obtain a suitable financial reference. Were an offer is submitted by a company, then details of the directors or partners involved should be named.
- Offers that are conditional upon planning permission or other consents must include the following information:
 - A layout of the proposed development on the subjects.
 - Details of the proposed development.
 - A development time-table.
 - Details of any conditions on which the offer is based.
 - Details of any permissions / consents required.
 - Details of the purchase price being offered.

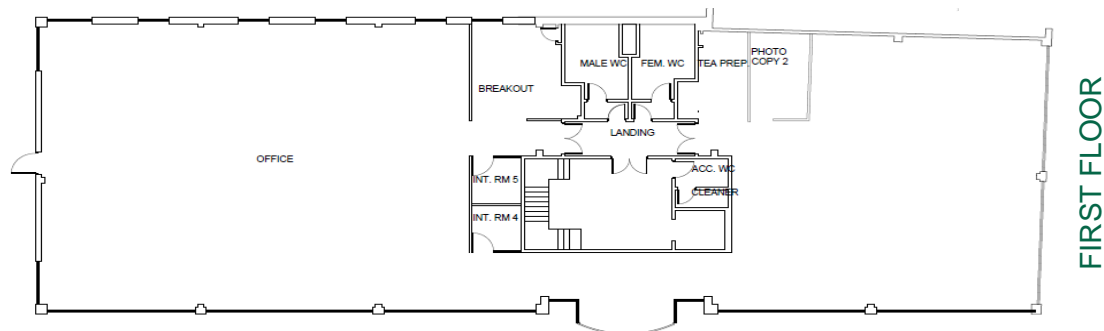
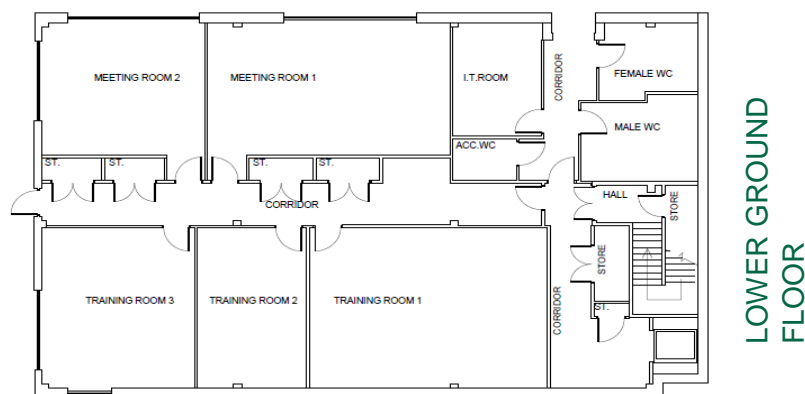
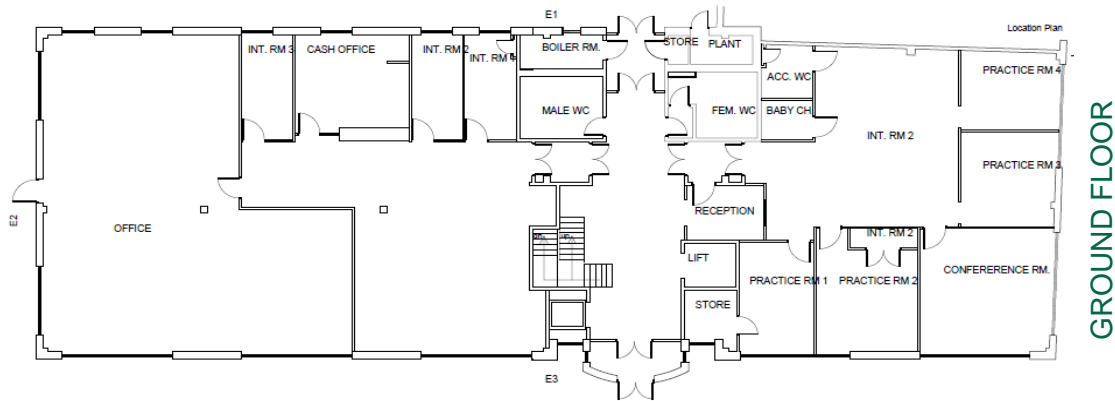
Community Asset Transfer

The Council will consider offers for Community Asset Transfer in accordance with the Community Empowerment (Scotland) Act 2015 and West Lothian Council’s approved policies and practices.

Community Asset Transfer is available to community bodies who are interested in taking over public land and property and council officers will aid any community group seeking to explore this avenue. Successful asset transfer requests typically provide evidence of significant preparatory work having been undertaken at the pre-application stage and would include evidence of community engagement that establishes need and community buy-in for the proposed project, a detailed business plan that demonstrates financial viability and sustainability, along with evidence that the community body has the capacity and skill-sets necessary to deliver and sustain the project going forward.

Groups interested in community asset transfer are asked to contact Rachel Donald (Property Modernisation and Community Empowerment Officer, West Lothian Council) at Rachel.Donald2@westlothian.gov.uk

Floor Plans



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but the Council give notice that:

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by the Council.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
- The Council do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
- Particulars issued January 2024.