

**PROMINENT
TOWN
CENTRE
LOCATION**



Cairngorm House

Almondvale Boulevard,
Livingston EH54 6QN

Ground Floor Office Suite

- Flexible Lease terms available
- Existing tenant fit-out available

Clowes 
DEVELOPMENTS

www.clowes.co.uk

Location

Cairngorm House occupies a prominent position on Almondvale Boulevard in the heart of Livingston Town Centre. Located 15 miles from Edinburgh and within 30 miles of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 50,000.

The A899, the main Livingston spine road leading from the M8 Motorway provides access to Livingston Town Centre and the subject property lies immediately adjacent to the extensive retail and leisure facilities of the town centre. The town is the region's central retail hub and West Lothian's main leisure location including multiplex cinema, an array of Hotels, bars and restaurants.

Livingston is located approximately halfway between Edinburgh and Glasgow in the heart of Scotland's central belt. Livingston also has two train stations with regular services to Glasgow and Edinburgh. Edinburgh International Airport is located 8 miles to the east and Glasgow International Airport is approximately 40 miles to the west.



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Description

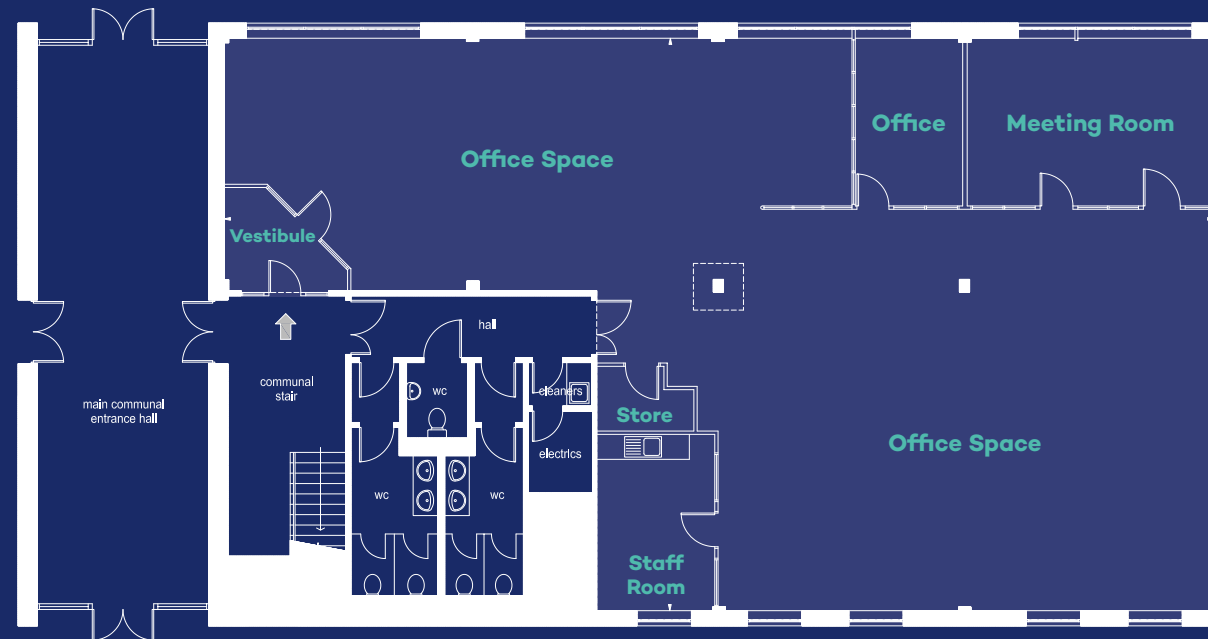
Cairngorm House comprises a two storey office pavilion being of steel frame and brick construction under a pitched tiled roof. The suite available is located on the ground floor with natural daylight at the front and rear of the property and offers open-plan accommodation, retaining some of the existing meeting rooms and kitchen.

- Door entry system with alarm.
- New floor coverings to be provided.
- Raised access floor.
- Suspended ceiling with LED lights.
- Gas fired central heating.
- Ceiling mounted existing air conditioning units.
- Existing Cat 5E cabling with comms room.
- Dedicated toilets including a disabled toilet and cleaner's cupboard.
- Parking for 12 cars to the rear of the property.

Accommodation

According to measurements, carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows 266 sq m (2,863 sq ft)

12 car parking spaces are available to the rear providing exclusive parking in the heart of Livingston Town centre.



Planning

The property is currently used as offices class 4, in accordance with Town and Country Planning (Use Classes) (Scotland) Order.

Business Rates

We are advised that the current rateable Value is £21,500 with parking spaces at £1,200.

Please contact the Lothian Valuation Joint Board for more information.

**Existing
tenant
fit-out
available**

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Lease Terms

The accommodation is available on FRI terms for a duration to be agreed.

Our clients are seeking a rental of £28,500 p.a.

Service Charge

The current service charge for the management and maintenance of the premises equates to £6,437pa for the current service charge year.

For further information, please contact the sole letting agents.

VAT

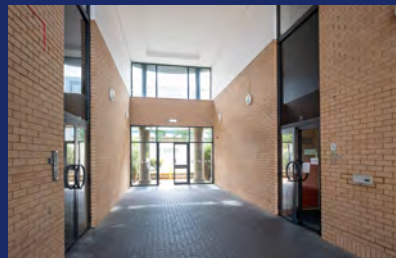
All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

Entry

Immediate entry is available upon completion of missives.

Legal Costs

Each party will be responsible for their own legal costs with the tenant responsible for the payment of registration dues and any LBTT payable.



Energy Performance Certificate (EPC)

The premises has an EPC B rating. A copy of the certificate is available.



Anti-Money Laundering

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.

About the Developer

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs.

Clowes Developments was founded over 50 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise.

Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).

Viewing and Further Information

Strictly by appointment through the sole letting agent.

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