

**AVISON  
YOUNG**

**Ryden**

# Office To Let / For Sale

Lauder House  
Livingston, EH54 6BX  
**PRELIMINARY DETAILS**



## Office Available To Let / For Sale

- 9,789 to 20,179 sq ft over ground and first floor
- Open plan office accommodation
- In close proximity to public transport
- 90 car parking spaces
- Opportunity to influence refurbishment

### Get more information

[Avisonyoung.co.uk/scotland](https://www.avisonyoung.co.uk/scotland)

0131 255 8000

[Ryden.co.uk](https://www.ryden.co.uk)

0131 225 6612

**Andrew Morrison**

+44 (0)7984 632 694

[Andrew.morrison@avisonyoung.com](mailto:Andrew.morrison@avisonyoung.com)

**Peter Fraser**

+44 (0)7702 759149

[Peter.fraser@avisonyoung.com](mailto:Peter.fraser@avisonyoung.com)

**Iain Taylor**

+44 (0)7884 322759

[Iain.taylor@ryden.co.uk](mailto:Iain.taylor@ryden.co.uk)



## Location

Livingston is the largest town in West Lothian and is located 14 miles west of Edinburgh and 28 miles east of Glasgow, The property is situated on the established Almondvale Business Park, to the west of Livingston Designer Outlet and Almondvale Retail Park, The M8 Motorway runs to the north of the town and is accessible at Junctions 3 & 3A.

## Description

Lauder House provides 20,179 sq ft of open plan office accommodation over ground and first floors. Both the ground and the first floor suites are due to be refurbished providing an excellent opportunity for any ingoing tenants to influence the specification. The building also benefits from a generous car parking provision with 90 spaces, as well as an extensive green space and pond.

## Accommodation

Floor	Sq Ft	Sq M
First Floor	9,789	909.45
Ground Floor	10,389	965.25
<b>Total</b>	<b>20,178</b>	<b>1,874.7</b>

Please contact the sole letting agents for the full occupational costs.



# To find out more, scan the QR code



## Rates

According to the Scottish Assessors, the current rateable value is £173,750.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

A full energy performance certificate is available on request.

## VAT

VAT is applicable.

## Viewings

Please contact the joint letting agent for further information or to arrange a viewing.

For further information, please contact:

**AVISON  
YOUNG**

**Ryden**

### Andrew Morrison

+44 (0)7984 632 694

[Andrew.morrison@avisonyoung.com](mailto:Andrew.morrison@avisonyoung.com)

### Iain Taylor

+44 (0)7884 322759

[iain.taylor@ryden.co.uk](mailto:iain.taylor@ryden.co.uk)

### Peter Fraser

+44 (0)7702 759149

[Peter.fraser@avisonyoung.com](mailto:Peter.fraser@avisonyoung.com)

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Date of publication: February 2024

**AVISON  
YOUNG**

[avisonyoung.co.uk](http://avisonyoung.co.uk)