

TO LET

DETACHED MODERN OFFICE PAVILION
FLEXIBLE LEASE TERMS AVAILABLE

GENEROUS INCENTIVE
PACKAGES

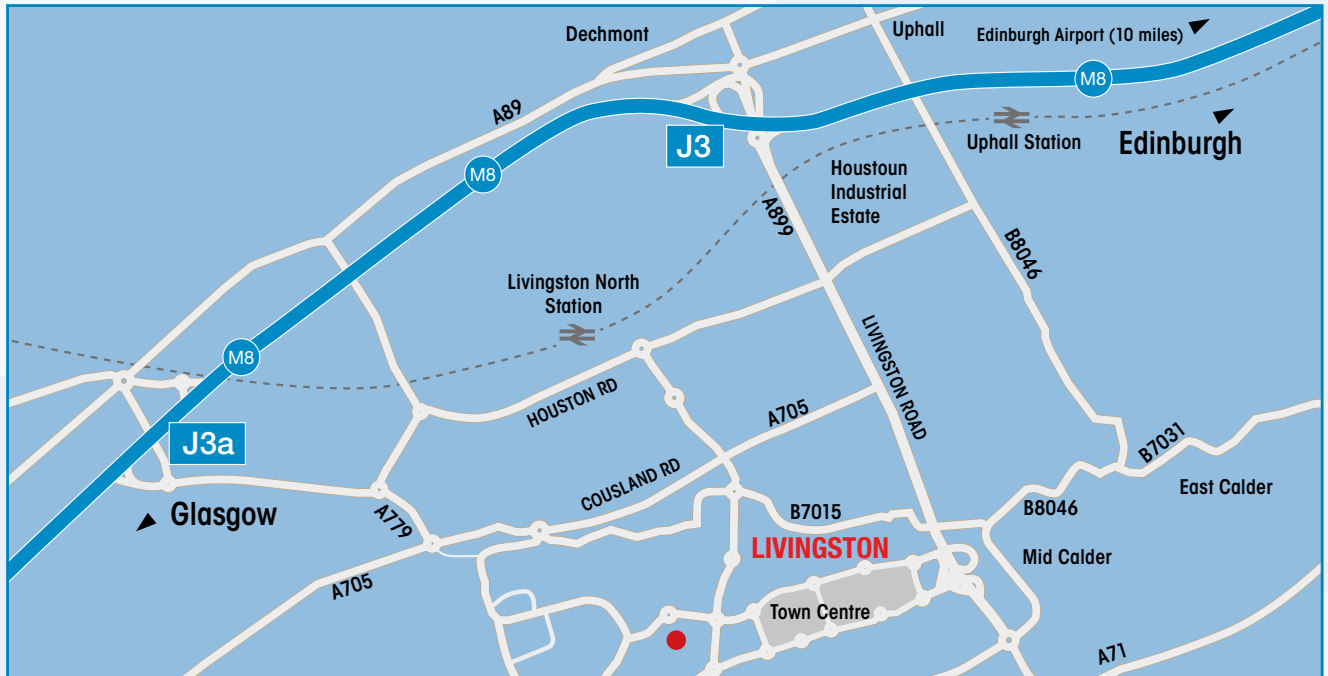


**2 GARBETT ROAD
KIRKTON CAMPUS, LIVINGSTON**

1,127 sq m (12,132 sq ft)

- Close to local amenities
- Suites from 5,000 sq ft
- Generous car parking - 1 space per 196 sq ft
- Reduced quoting rent
- Available for immediate occupation

2 GARBETT ROAD KIRKTON CAMPUS, LIVINGSTON



LOCATION

Livingston, a former new town, is ideally situated in the heart of Central Scotland, between Edinburgh (16 miles) and Glasgow (32 miles) on the M8 Motorway. Livingston is the administrative centre of West Lothian and its strategic position has secured some high calibre occupiers including Glenmorangie, WL Gore, Quintiles, and BSKyB.

The property sits within a mature parkland environment on the periphery of the town centre, occupying a prominent location on the junction of Garbett Road and Meikle Road, easily accessible by both car and public transport.





■ ACCOMMODATION

Sitting on a site of some 3.57 acres, the building comprises a detached single storey pavilion providing predominately open plan accommodation with attractive reception area, meeting rooms and private offices.

The specification includes:

- A largely open plan layout with some glazed individual spaces
- Perimeter trunking with some drop down power bars
- Suspended ceiling VDU compatible lighting
- Air conditioning throughout
- Gas central heating
- Data cabling
- Kitchen & tea prep area WC facilities

■ AREA

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to a Net Internal Area of 1,127 sq m (12,132 sq ft).

■ PARKING

There are 62 clear spaces within the building's grounds. This offers an impressive ratio of 1 space per 18 sq m (196 sq ft).

■ RATING

The property has been entered into the current valuation roll with a NAV/RV of £156,000. Interested parties should contact the Assessors office for further information.

■ EPC RATING

The subjects have an EPC rating of C+.

■ LEASE DETAILS

2 Garbett Road is currently held on a Full Repairing and Insuring Lease until 14 April 2018. It is our client's intention to sub-lease the building on flexible lease terms for a period to be agreed. Our client will also assign their lease and offer a significant incentive package on this basis.

■ DATE OF ENTRY

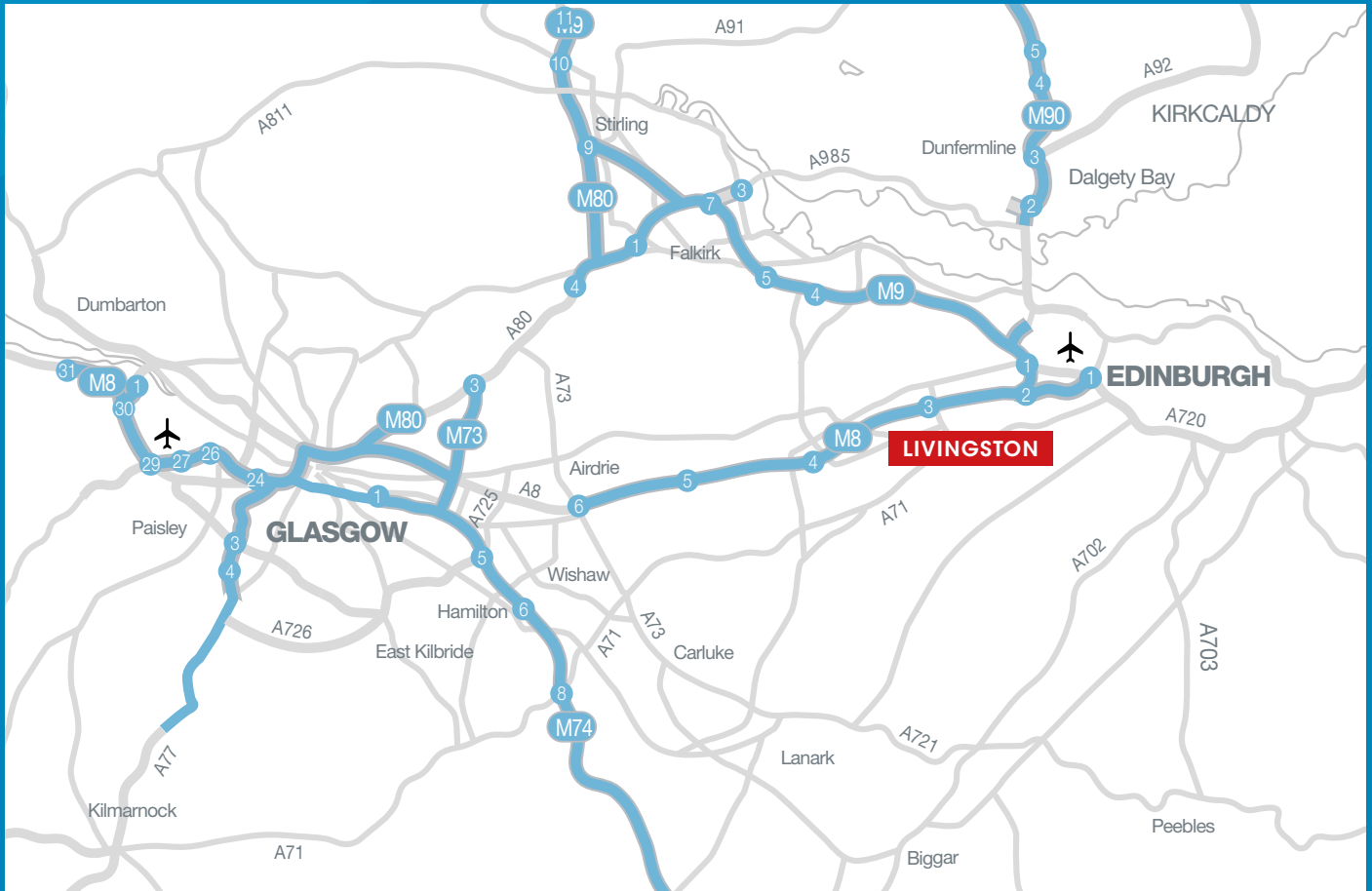
The property is available for immediate occupation and date of entry can be granted on conclusion of legal missives.

■ LEGAL COSTS

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

■ VAT

All terms quoted are exclusive of VAT at the prevailing rate..



VIEWING & FURTHER INFORMATION

Please contact:



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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Particulars and photography prepared November 2013.