

TO LET/MAY SELL

ARROCHAR HOUSE

CIVIC SQUARE / LIVINGSTON



HIGH QUALITY MODERN OFFICE BUILDING

- > Very visible property – branding opportunities available
- > Excellent staff amenities and links to public transport
- > Over 40 car spaces
- > 3,195 - 14,407 sq ft (296.82 - 1,338.44 sq m)
- > 6,693 sq ft (621.78 sq m) of additional interlinking space available

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 organisations. Edinburgh Airport can also be reached by car in under 20 minutes.

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

Arrochar House is situated in the heart of Livingston town centre, 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 HSBC, BSKyB, Inland Revenue and Intelligent Finance, local companies such as KW Law, Neopost and West Lothian Council are direct neighbours.



DESCRIPTION

Arrochar House is a modern three storey office and can either be disposed of in whole, or as individual suites. The property has been refurbished (apart from the Lower ground floor which is in 'shell' condition) to an excellent standard and it is available for immediate occupation.

The lower ground level can easily be self-contained and either be accessed from the main common lobby or from its own external entrance. There are a number of alternative uses, subject to planning consent, that this space could be considered for.

The available space in Arrochar House has over 40 designated car parking spaces, while there is unlimited free car parking nearby as well.

SPECIFICATION

- > Large Reception Area
- > Open plan accommodation over three floors
- > Tea preparation areas within each of the individual suites*
- > Raised access floors with floor boxes for ease of cable management*
- > Data cabling and patch panels in-situ*
- > Suspended ceilings with VDU compatible lighting*
- > Gas fired central heating*
- > Double glazing
- > Lift access to ground and first floors*
- > Male and female toilets at ground and first floors, disabled toilet at first floor*

*Not applicable for Lower Ground floor as the space is in 'shell' condition.

ACCOMMODATION

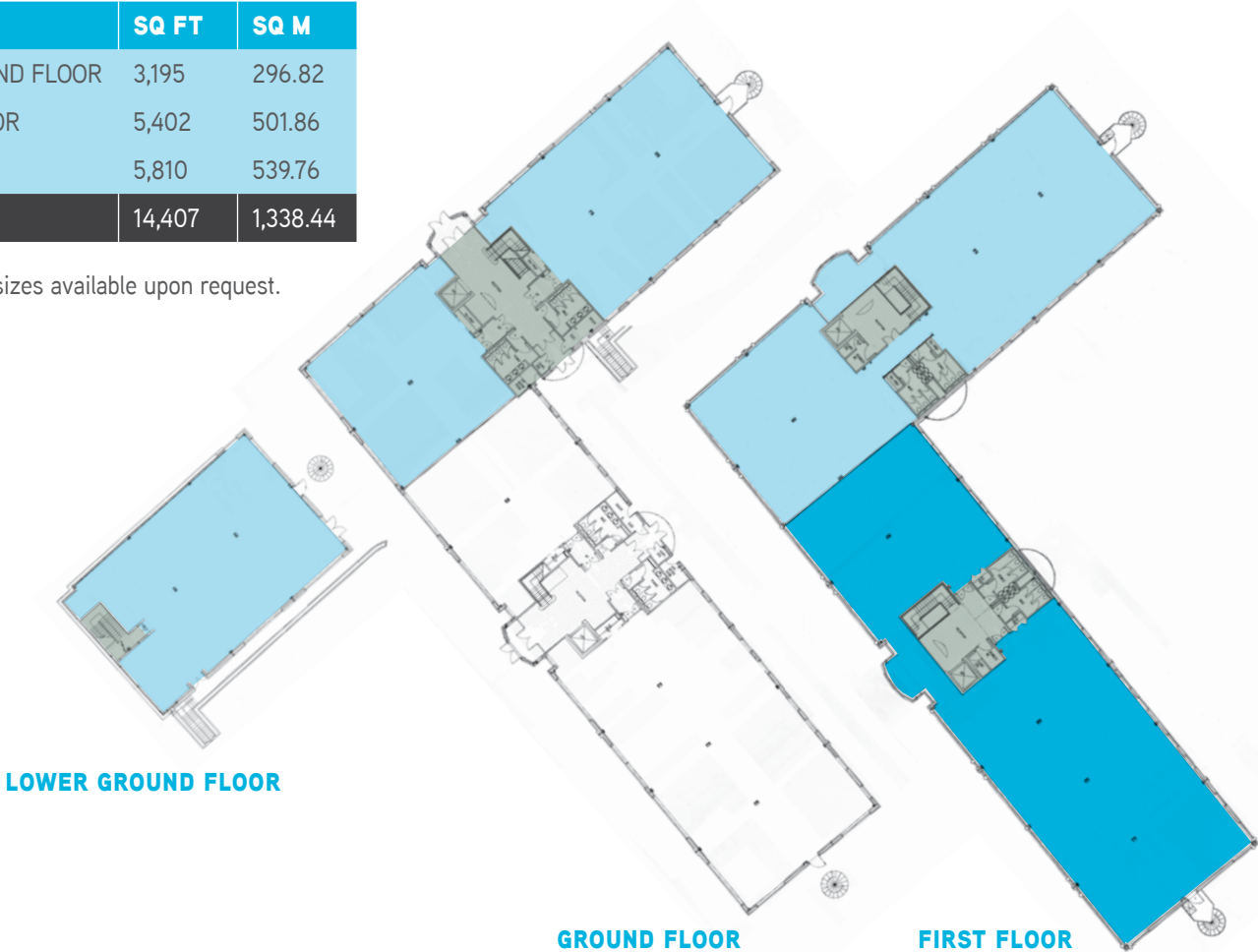
We have measured the approximate net internal area of the suites in accordance with the RICS Code of Measuring Practice (6th Edition).

FLOORS	SQ FT	SQ M
LOWER GROUND FLOOR	3,195	296.82
GROUND FLOOR	5,402	501.86
FIRST FLOOR	5,810	539.76
TOTAL	14,407	1,338.44

Individual suite sizes available upon request.

■ NB - Approx. 6,693 sq ft (621.78 sq m) within the adjoining building (Torridon House) is available and can be easily interlinked on first floor

■ Available Space





RATEABLE VALUE

We have been advised by the Assessor's office that the current rateable value is £193,250 for Arrochar House. The current commercial rate poundage for 2012/13 is £0.458.

QUOTING TERMS

The property is available in its entirety on standard full repairing and insuring terms. Further details are available upon application to the marketing agents. Consideration may also be given to a sale of the property with the benefit of vacant possession.



Over 40 designated car parking spaces

VIEWING

Viewing is by appointment with the joint letting agents:



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