







# FOR SALE

## 4 Ashwood Court Oakbank Business Park Livingston EH53 0TH

-  Reduced asking price
-  Self contained, fully fitted office
-  2,516 sq ft
-  Offers in excess of £175,000 exclusive

### Location

Livingston is strategically located 16 miles west of Edinburgh city centre and 32 miles east of Glasgow city centre. The subjects are located within Oakbank Business Park, an established business location to the south east of Livingston town centre and the site provides excellent connections to the A71 direct to Edinburgh and excellent access to Junction 3 of the M8 motorway.

Livingston is also very well served by rail and bus services and is a 15 minute drive to Edinburgh Airport.

### Description

The subjects were built around 2006 and comprise a semi-detached, self contained office. It is of steel portal frame construction with profile metal cladding.

Internally the subjects provide good quality, open plan office accommodation benefiting from the following specification:-

- Self contained with its own dedicated entrance
- Suspended ceiling with recessed Cat 2 lighting
- Comfort cooling
- Perimeter trunking with Cat 5E cabling
- Male/female/disabled WC
- 5 dedicated car parking spaces
- Fit out comprising 1 meeting room, server room and kitchen facility
- Fully furnished for up to 50 staff

### Accommodation

The accommodation extends to a net internal area of:

Ground Floor	2,516 sq ft	(233 sq m)
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This has been measured in accordance with the RICS Code of Measuring Practice 6th Edition.

### Terms

Our client's preference is to sell their Heritable interest in the subjects. Offers in excess of **£175,000** exclusive of VAT are sought.

Alternatively our client may consider a lease over the subjects for a term to be agreed.

Please contact the letting agent for quoting terms.

### Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£18,100**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£8,688**.

### Energy Performance Certificate

EPC Rating = D

### Date of Entry

By arrangement.

### Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the purchaser will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### Viewing

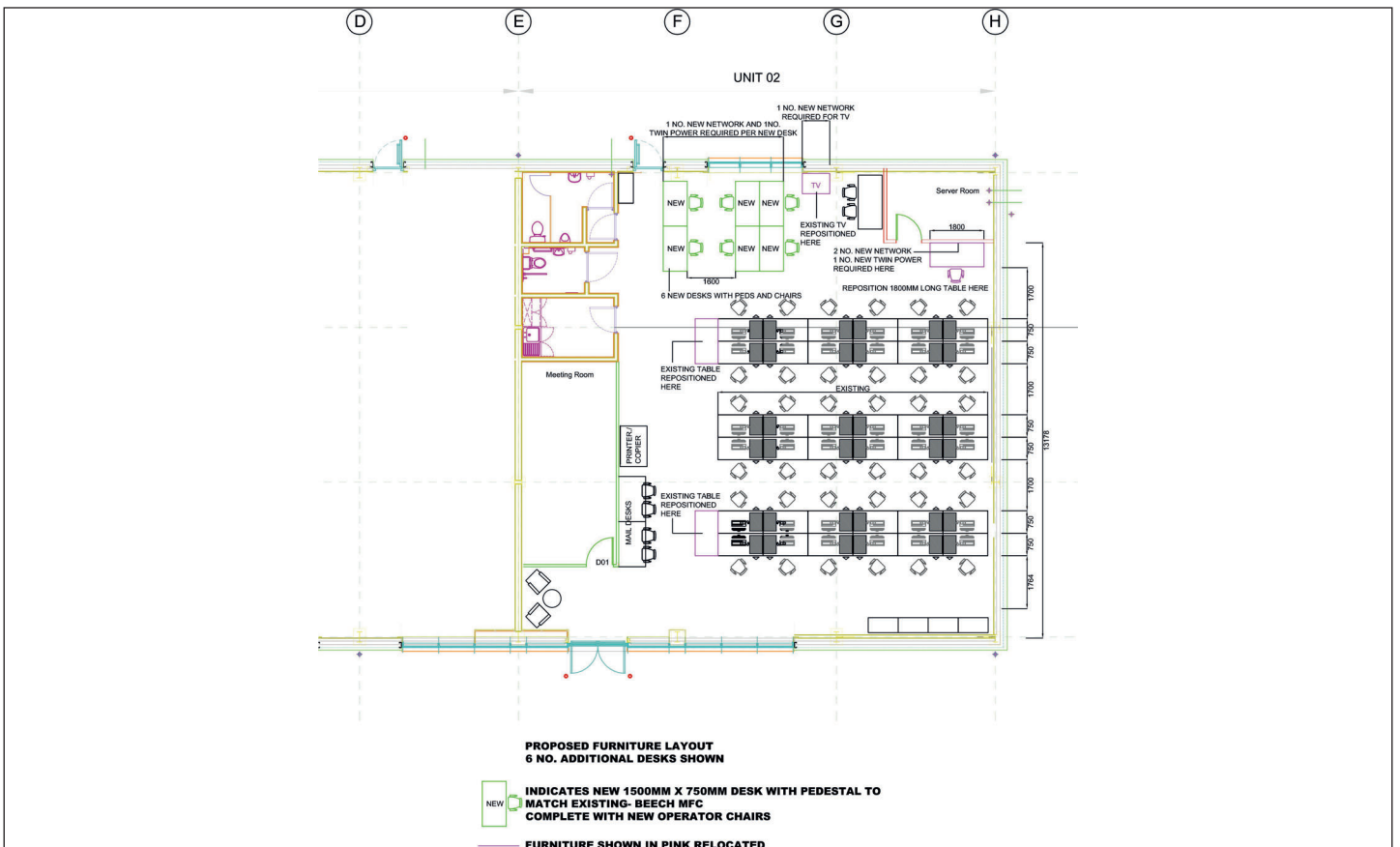
All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

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## Get in touch



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