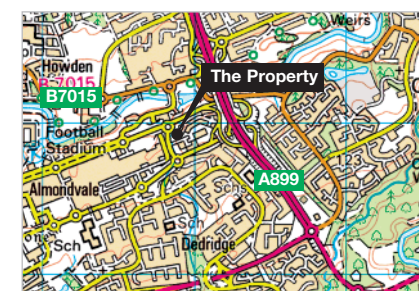


Livingston Building No.2 Almondview Office Park Almondview West Lothian EH54 6SF

- **Heritable Office Investment**
- Comprising a total of 584.30 sq m (6,290 sq ft)
- Well located on the established Almondview Office Park
- Let to Interserve Construction Ltd
- Reversion April 2019
- Current Rent Reserved
£77,025 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Heritable.

Location
Livingston, with a population of over 56,000, is the largest town in West Lothian and is located some 15 miles west of Edinburgh, 38 miles east of Glasgow and is adjacent to the M8 Motorway. The property is situated immediately outside the town centre within the Almondview Office Park adjacent to the A899, the main spine road through Livingston. The M8 Motorway is some three miles south, whilst the business park is close to the Almondvale Shopping Centre which lies 0.5 miles to the west. Other occupiers on the park include CBS Outdoor, Nordan and AI Automotive. Adjacent to the park is a Mercure Hotel.

Description
The property is arranged on ground and one upper floor to provide a modern detached office building. Externally, the property benefits from parking for some 15 cars.

The property provides the following accommodation and dimensions:		
Ground Floor	300.3 sq m	(3,233 sq ft)
First Floor	284.0 sq m	(3,057 sq ft)
Total (IPMS)	584.3 sq m	(6,290 sq ft)

Tenancy
The entire property is at present let to INTERSERVE CONSTRUCTION LTD for a term of years from 19th April 1999 and expiring 19th April 2019 at a current rent of £77,025 per annum. The lease contains full repairing and insuring covenants.

Tenant Information
Interserve is a multinational support services and construction company with a workforce of more than 80,000 people worldwide. Website Address: <http://www.interserve.com/>
For the year ended 31st December 2015, Interserve Construction Ltd reported a turnover of £1,005,992,000, a pre-tax profit of £4,207,000, shareholders' funds of £54,972,000 and a net worth of £54,972,000. (Source: Experian 07.04.2017.)

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
EPC Rating 67 Band E (Copy available on website).