

To Let – Office / Business Space Units
750 – 2,000 sq ft

Grampian Court, Livingston, EH54 6QF



- **Modern Business Units.**
- **Offices / Studios Available.**
- **On Site Parking.**

Current Availability	Sq ft	Sq m
Unit 7	769	71.44
Total	769	71.44



Description

The subjects comprise a business centre of twenty, two-storey, self contained offices overlooking an attractive courtyard setting amidst established trees and shrubbery.

Internally, unit 8 offers flexible business space accommodation, available on flexible terms.

Location

Grampian Court is situated prominently at the head of Beveridge Square, within a short distance of the popular retail area in Livingston, including Livingston Designer Outlet, The Centre and various restaurants and cafes.

Along with great connectivity and amenities, generous free parking is immediately adjacent to the property.

Terms

The units are available on a To Let basis. For full details and quoting terms, please contact the marketing agents.

Business Rates

Unit 7 has a current Rateable Value of £5,900. Interested parties should make their own enquires in this regard.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

EPC

An EPC is available on request.

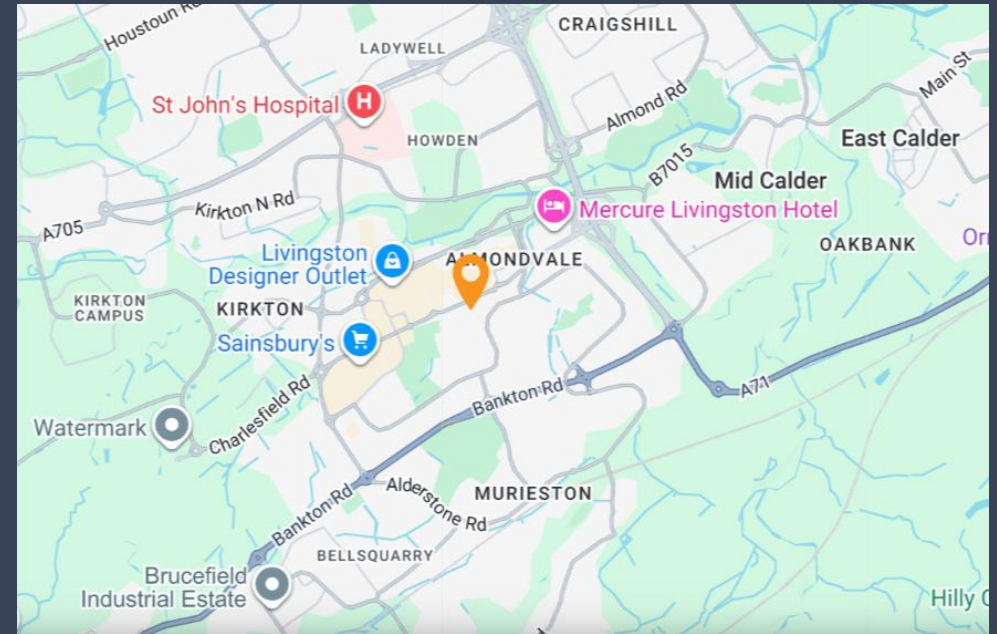


For more information or to arrange a viewing, please contact:

Pete Harding

+44 (0)7356 091 418

pete@precisecommercialproperty.co.uk



Precise Commercial Property hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Precise Commercial Property 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 Precise Commercial Property, 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. Precise Commercial Property 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 Precise Commercial Property.

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.



www.precisecommercialproperty.co.uk