

To Let – Office / Business Space
1,944 sq ft

Unit 16 Grampian Court, Livingston, EH54 6QF



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

Current Availability	Sq ft	Sq m
Ground Floor	972	90.30
First Floor	972	90.30
Total	1,944	180.60



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 16 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

Unit 16 is available for £23,500 per annum rental. For full details, please contact the marketing agents.

Business Rates

Unit 16 has a current Rateable Value of £12,200. 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.

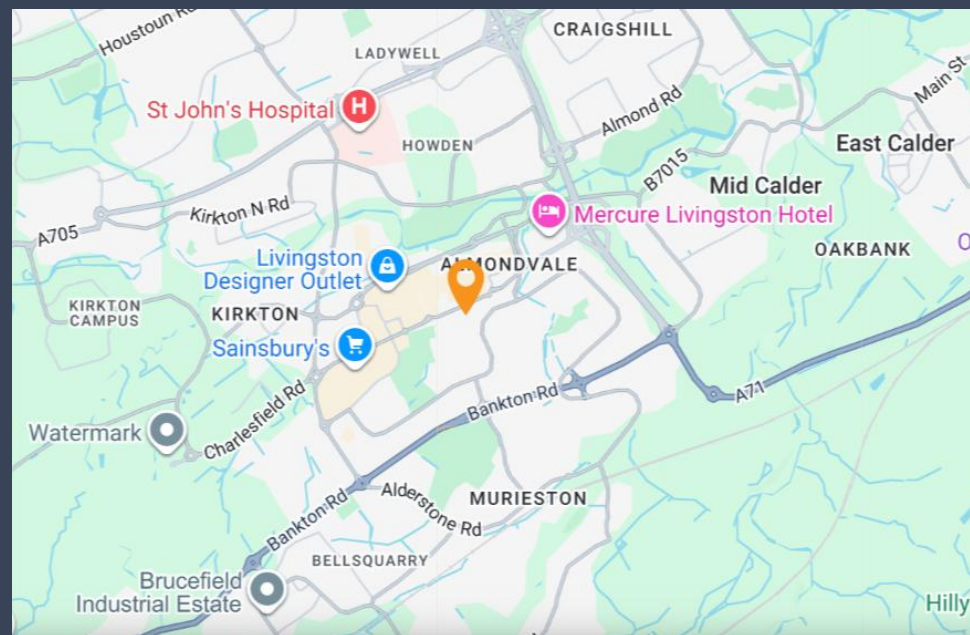


For more information or to arrange a viewing, please contact:

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