

TO LET - INDUSTRIAL

LOWER GROUND FLOOR, NEW CHEVIOT HOUSE
ALMONDVALE BOULEVARD, LIVINGSTON, EH54 6QN



KEY HIGHLIGHTS

- 1,415 sq ft
- Well-suited for PT / Yoga / Pilates studio
- Generous on-site parking
- Situated opposite the The Centre & Livingston Designer Outlet
- Also suitable for basic storage / workshop space
- Asking rent of £12,000 per annum + VAT

SUMMARY

Available Size	1,415 sq ft
Rent	£12,000 per annum
Business Rates	The subjects require to be re-assessed upon completion of sub-division works
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	Upon enquiry

DESCRIPTION

New Cheviot House comprises a modern commercial building arrange over ground, first and lower ground floor level.

Self-contained lower ground floor space with vehicle access.

Internally provides loading access with main open plan space complete with WC's

3 x phase power, ,gas and water provided.

LOCATION

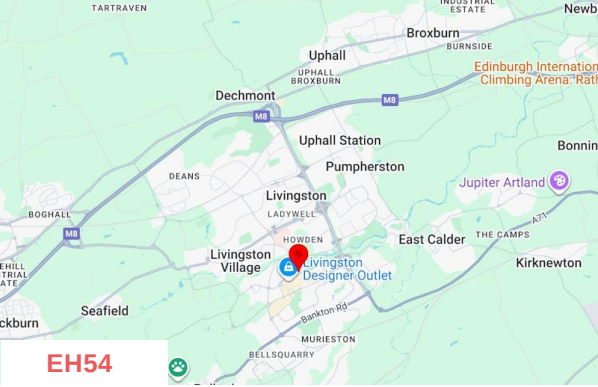
Livingston is one of Scotland's most successful new towns strategically located between Glasgow & Edinburgh off the M8 motorway with a population of over 60,000 persons and a catchment population of over 171,000 within a 20 minute drive time.

New Cheviot House is situated within the centre of Livingston opposite The Centre and Livingston Designer Outlet.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	1,415	131.46	Available
Total	1,415	131.46	



VIEWING & FURTHER INFORMATION

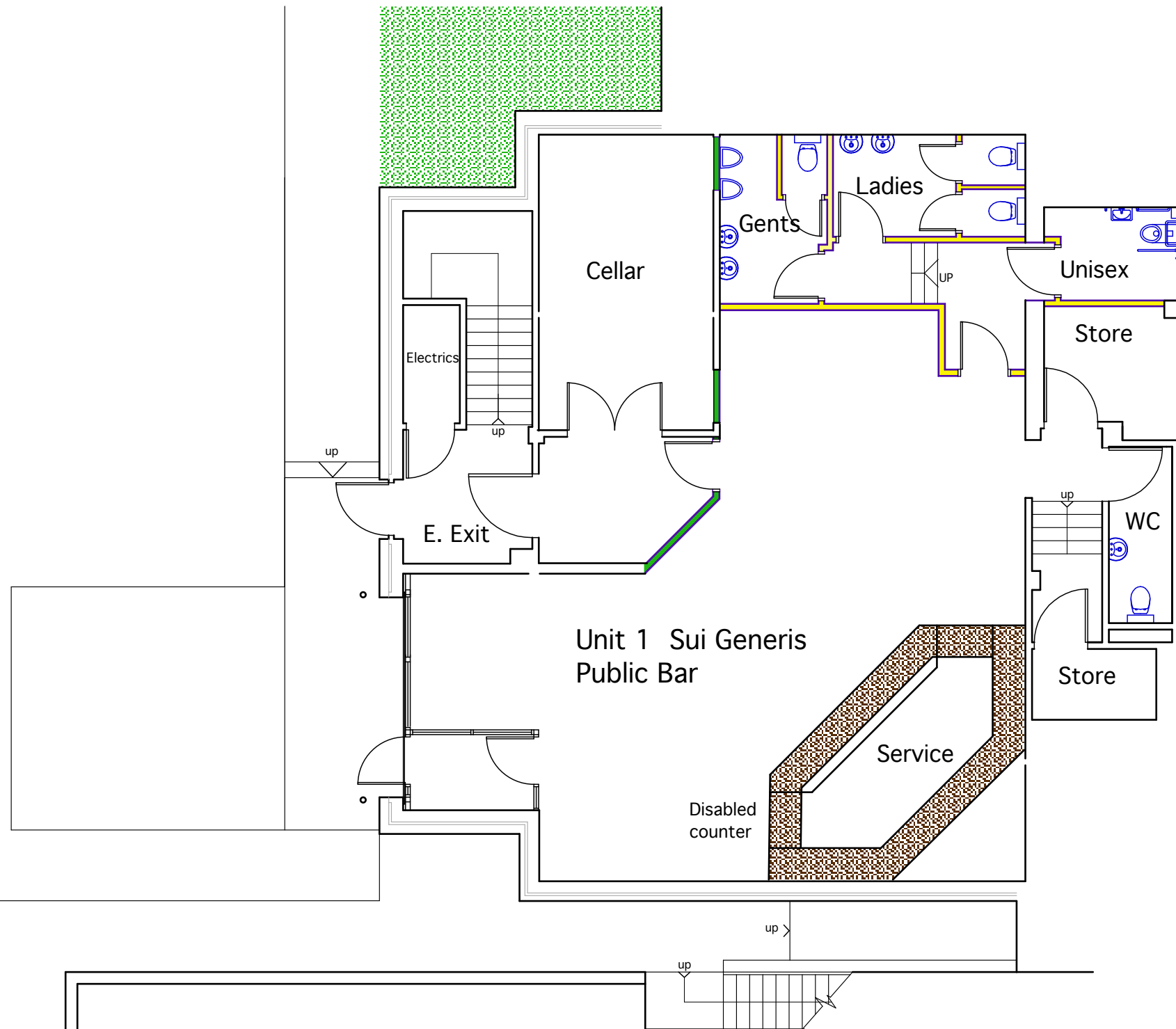
Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

G·M·BROWN



Lower Ground Floor as Proposed

Refuse &
Recycling



The Wright Business Centre
1 Lonmay Road
Glasgow G33 4EL

tel. 0141 762 2000
fax. 0141 762 2001

design@padrino.co.uk
www.padrino.co.uk

DRAWING Lower Ground Floor Plan as Proposed	PROJECT New Cheviot House Almondvale Boulevard Livingston EH 54 6QL	CLIENT OM Par Ltd	DATE Jan 2020	DRAWN DN	SCALE 1:100 @ A3
			JOB No. 1929	DRAWING No. 08	REVISION