

DM HALL

For Sale
Office Premises

Rowan House, 4
Quarrywood Court,
Livingston,
EH54 6AX



171.14 SQ M
1,842 SQ FT

Property Details

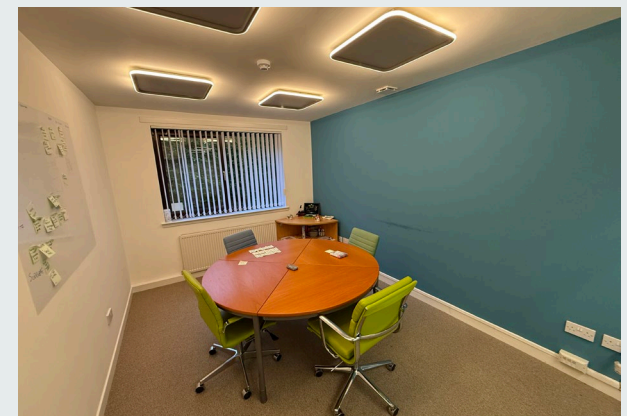
- Ground floor self-contained office premises
- Situated within desirable Livingston office park of Quarrywood Court
- Finished internally to an extremely high standard
- Benefits from 14 dedicated car parking spaces
- Further benefits from fitted electric vehicle charger
- Fixtures and fittings available for purchase with premises
- Offers over £170,000 (exc. of VAT)

LOCATION

Rowan House is situated in Quarrywood Court in Livingston. Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population within the region of 60,000. The town has excellent transport links, being strategically located adjacent to Junction 3 and 3A of the M8 motorway. There are further frequent bus and rail services connecting Livingston with Edinburgh, Glasgow and wider central belt towns.

Livingston itself offers extensive retail and leisure facilities nearby, including The Livingston Centre and Livingston designer Outlet, with St John's Hospital also located a few minutes' drive away.

The location of the premises can be seen on appended plan.



Property Details

DESCRIPTION

The subjects comprise a brick built self-contained office premises, surmounted by a pitched and tiled roof. The subjects further benefit from the below specification:

- 14 dedicated car parking spaces
- A mix of open plan and cellular office space with meeting room facilities
- High standard staff and W/C accommodation
- Modern LED lighting provisions
- Gas fired central heating system
- 3 phase electrical supply

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Accommodation	Floor	SQ M	SQ FT
Office, staff, meeting, kitchen	Ground	171.14	1,842

SERVICES:

The subjects benefit from mains electricity, gas, water and sewage.

SALE TERMS:

We are seeking offers over £170,000 (exc. of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating is an #.

NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the property and parking has a rateable value of £12,800. This means that any new tenant may be eligible for some form of Scottish Business Rates Relief.



Property Details

PROPOSAL:

All proposals to purchase should be sent directly to the sole marketing agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

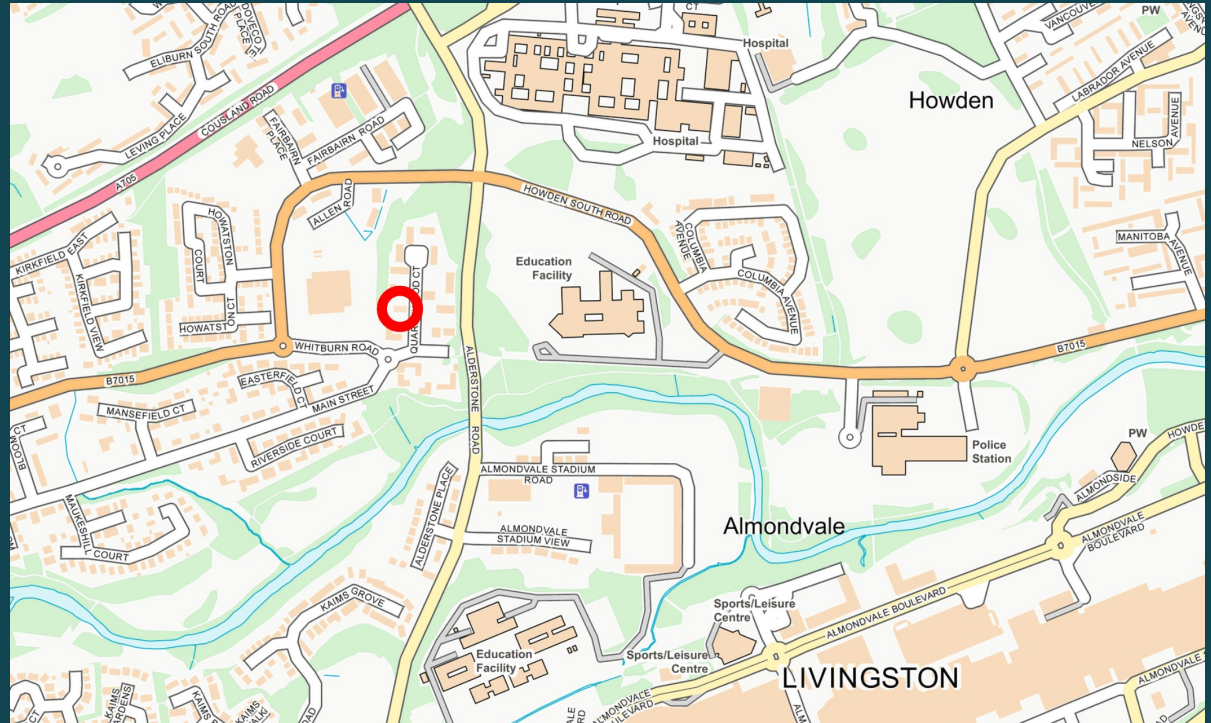
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

Oliver Lawson MSc MRICS

Harry Pattullo MSc

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk

DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors