



Seven

**7 Deer Park Avenue,
Livingston EH54 8AF**

To Let: First Floor Office Suite
486 sq m (5,233 sq ft)

www.fairwaysoffices.co.uk


FAIRWAYS
BUSINESS PARK

The best way for any business

Conveniently located at J3 of the M8,
7 Deer Park Avenue on Fairways Business
Park comprises a self-contained two storey,
open plan office.

- Open plan office suites with meeting/
conference rooms from 5,233 sq m
(486.2 sq ft)
- Excellent car parking provision
- Close to local amenities and public
transport links



Specification

Space available

- First floor 486.2 sq m (5,233 sq ft)

Design

- Carpet covered suspended floor with
integrated floor boxes
- Suspended ceiling with integrated
LED light fittings
- Double glazed windows
- Gas central heating
- Tea and coffee preparation area
- toilet provision including accessible WC
- Lift

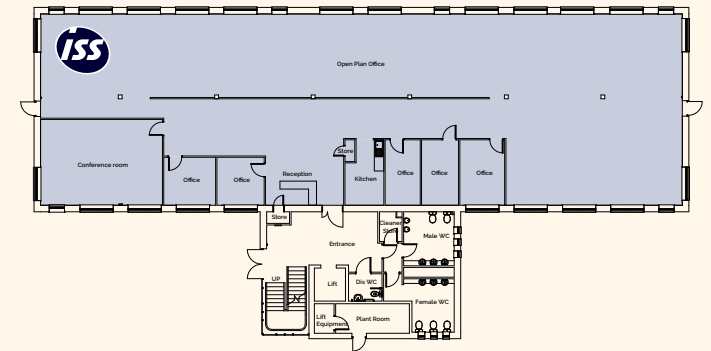
Car parking

- A total of 34 spaces are allocated
to the remaining suites

Estate

- Fully managed business park
- High-quality working environment
- Complementary corporate membership
to Deer Park Country Club, including golf
and leisure facilities

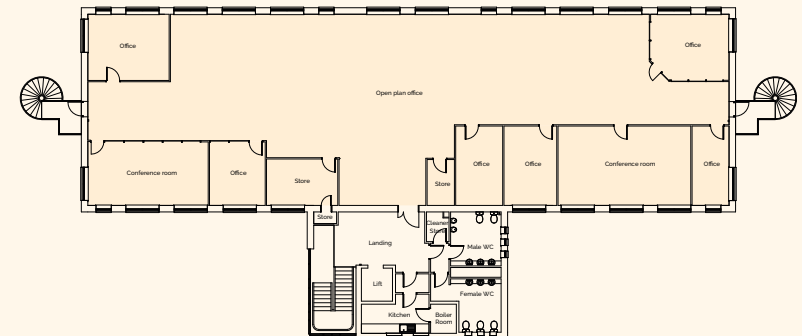
Ground Floor



LET TO: ISS

486.2 sq m (5,233 sq ft)

First Floor



TO LET

486.2 sq m (5,233 sq ft)



First Floor



First Floor



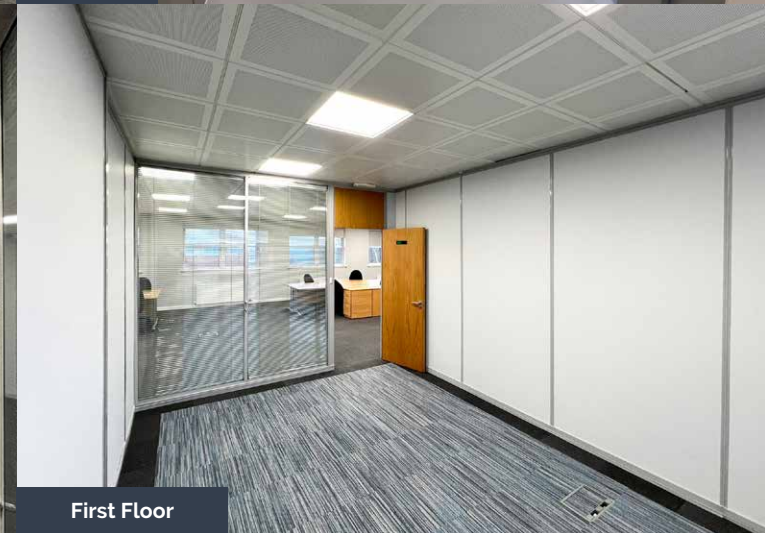
Toilets



Park view



First Floor



First Floor



Further information

Energy Performance Certificate (EPC)

A copy of the EPC assessment is available upon request.

Legal Costs

Each party will bear the cost of their own legal expenses and the ingoing tenant will be responsible for any LBTT and registration costs incurred.

VAT

All rents, premiums and service charges are subject to VAT.

Business Rates

We recommend that interested parties directly contact the Lothian Valuation Joint Board for current rate information on 0131 344 2500 or via www.saa.gov.uk

Lease terms

Premises available on Full Repairing and Insuring Terms with details on quoting rents available from the Joint Agents

To check availability, arrange a viewing or for further information please contact the Joint Letting Agents.

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