



Two

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

To Let: First Floor Office Suite
172 sq m (1,856 sq ft)

www.fairwaysoffices.co.uk



The best way for any business

Situated in the prestigious Fairways Business Park, the property is positioned immediately off Junction 3 of the M8 Motorway, providing access onto Scotland's Motorway Network.

The property is located 16 miles west of Edinburgh City centre and 32 miles east of Glasgow.

The subjects comprise a first floor office suite which has been newly refurbished to a high standard. The suite is open plan with dedicated WCs, kitchen/tea prep facilities and a meeting room. The property also includes:

- Recently refurbished to a high standard
- Excellent car parking provision
- Close to local amenities and public transport links



Specification

Space available

- First floor Office Suite 172 sq m (1,856 sq ft)

Design

- Carpet covered solid floors with integrated floor boxes
- Suspended ceilings with integrated LED light fittings
- Double glazed windows
- New energy efficient electric heating system

Car parking

- The property comes with 11 dedicated parking spaces

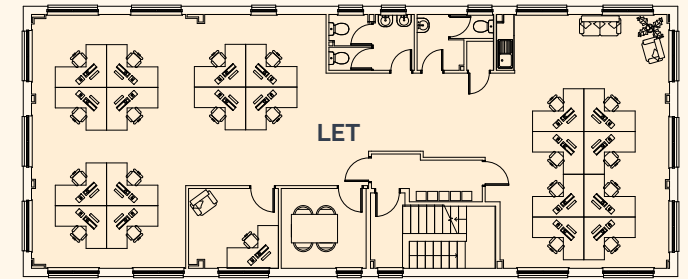
Estate

- Fully managed business park
- High-quality working environment

Entry

Immediate entry is available upon completion of legal missives.

First Floor



TO LET

172 sq m (1,856 sq ft)



First Floor



Common parts



Indicative toilets



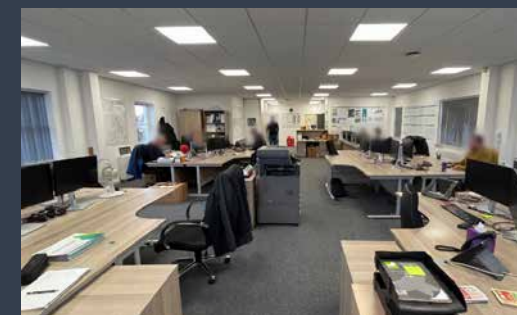
Park view



Kitchen



Meeting room



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0131 225 6612

Peter l'Anson

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Kyle Wright

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Ryden

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Muir
Group

A development by The Muir Group

Further information

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

VAT

We have been advised that the property is elected for VAT.

Business Rates

We are advised that the current Rateable Value of the property is £15,700. This will be reassessed when occupied.

Lease terms

The subjects are available on a new Full Repairing and Insuring basis on a term to be agreed at an annual rent of £21,500.

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