

lot 30

Pentland House, Almondvale South Livingston EH54 6NG

Rent
£324,699
per annum
exclusive

Prominent and Substantial Office Investment

- Highly prominent office building
- Occupiers include Mapeley Steps Contractor Limited, Team Support Staff Ltd and Castle Rock Edinvar Housing Association
- Located adjacent to the entrance of The Centre Shopping Centre
- Approximately 5,489.68 sq m (59,091 sq ft)
- Approximate site area of 1.38 hectares (3.41 acres)
- On-site car parking
- Ten Week Completion (subject to heritable title holder consent)



On the Instructions
of Major Fund
Managers





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Location

Miles: 15 miles west of Edinburgh
30 miles east of Glasgow
Roads: A71, M8 (Junction 3)
Rail: Livingston North and Livingston South Rail (21 mins to Edinburgh)
Air: Edinburgh International Airport (10 miles east)

Situation

Livingston is Scotland's fourth new town and has a resident population of c. 53,000 people and a catchment of 1.8 million people within a 45 minute drive. Pentland House is located on Almondvale South in the heart of the town and immediately adjacent to the retail and leisure amenities. There is direct pedestrian access to the 1,000,000 sq ft Centre Shopping Centre from the car park area of Pentland House.

Description

Pentland House is a modern office building planned over ground and 5 upper floors. The building benefits from two passenger lifts and a large reception area. There is a secure car park at ground floor with 27 car spaces.

Tenure

Long Leasehold. Held from West Lothian Council for a term of 125 years until 14th May 2101 at a peppercorn rent.

VAT

VAT is applicable to the Property.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 554 1705.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Part Ground	Office	38.09 sq m (410 sq ft)	ALEX ADAMSON LLP	5 years from 14/05/2012 (1)	£4,100	(13/05/2017)
Part Ground (Suite 3A)	Office	140.00 sq m (1,507 sq ft)	CASTLE ROCK EDINVAR HOUSING ASSOCIATION LIMITED	10 years from 14/05/2012 (2)	£15,000	14/05/2017
Part Ground (Suite 3B)	Office	212.00 sq m (2,282 sq ft)	JHP GROUP LTD (3)		£24,600 (3)	
Part Ground (Suites 4, 5 & 6)	Office	417.22 sq m (4,491 sq ft)	VACANT			
Part Ground	Ancillary	6.50 sq m (70 sq ft)	VACANT			
First Floor	Office	979.56 sq m (10,544 sq ft)	MAPELEY STEPS CONTRACTOR LIMITED	6 separate leases for terms of 9 years from 15/05/2012 (4)	£249,999	(01/04/2021)
Second Floor	Office	979.56 sq m (10,544 sq ft)				
Third Floor	Office	979.56 sq m (10,544 sq ft)				
Part Fourth Floor	Office	170.01 sq m (1,830 sq ft)	FORWARD TRAINING PARTNERSHIP LIMITED	1 year licence from September 2013	£12,500	(September 2014)
Part Fourth Floor	Office	117.06 sq m (1,260 sq ft)	TEAM SUPPORT STAFF LIMITED	1 year licence from September 2013	£18,500	(September 2014)
Part Fourth Floor	Office	550.54 sq m (5,926 sq ft)	VACANT			
Fifth Floor	Office	899.58 sq m (9,683 sq ft)	VACANT			
Totals		5,489.68 sq m (59,091 sq ft)			£324,699	

- (1) The lease provides a tenant option to determine on the second, third and fourth anniversary of the term.
- (2) The lease provides a tenant option to determine on the fifth anniversary of the term. The landlord has a break option exercisable on the fifth anniversary of the term where there is a proposed redevelopment or substantial refurbishment of the building.
- (3) JHP Group Ltd is currently occupying on an informal basis. A licence is currently being formalised for part of the current space only and negotiations are ongoing. Please refer to Auctioneers for more details.
- (4) The lease provides a tenant option to determine on the second anniversary of the term. The tenant has provided notice to exercise this break in respect of all of the leases.

For further details please contact:
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