

lot 56

Pentland House, Almondvale South Livingston, West Lothian EH54 6NG

Rent
£68,356
per annum
exclusive

**Prominent and Substantial Office
Investment**

- Highly prominent office building
- Occupiers include Castle Rock Edinvar
- Located adjacent to the entrance of The Centre Shopping Centre
- Approximately 5,489.69 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 consent of heritable title holder being obtained



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 18 car spaces.

Tenure

Long Leasehold. Held from West Lothian Council for a term of 125 years until 14th May 2101 at a peppercorn rent. The transfer will be effected by an assignment of the lease interest. The consent of West Lothian Council will be required to this, and the transfer will therefore be conditional upon this consent being received. Certain information about the purchaser will require to be provided to West Lothian Council in connection with their consideration of the application for consent, and the purchaser will be required to provide all information reasonably requested in this regard.

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 (13/05/2022)
Part Ground (Suite 3B)	Office	212.00 sq m (2,282 sq ft)	LEARNDIRECT LIMITED (3)	3 years from 13/08/2014	£18,256	(12/08/2017)
First Floor	Office	979.56 sq m (10,544 sq ft)	VACANT			
Second Floor	Office	979.56 sq m (10,544 sq ft)	VACANT			
Third Floor	Office	979.56 sq m (10,544 sq ft)	VACANT			
Part Fourth Floor	Office	170.01 sq m (1,830 sq ft)	FORWARD TRAINING PARTNERSHIP LIMITED (4)	1 year from 14/10/2013 (5)	£12,500	(13/10/2014)
Part Fourth Floor	Office	117.06 sq m (1,260 sq ft)	TEAM SUPPORT STAFF LIMITED (4)	1 year from 14/10/2013	£18,500	(13/10/2014)
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			
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		5,489.69 sq m (59,091 sq ft)			£68,356	

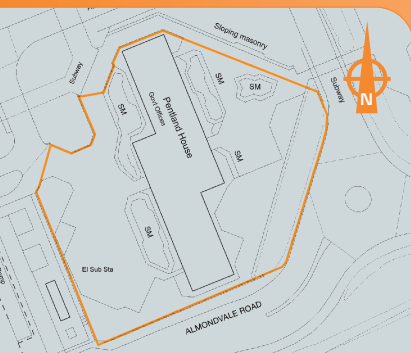
- (1) The lease provides a tenant option to determine on an annual basis. There is no break notice in favour of the landlord.
- (2) The lease provides a tenant option to determine on the fifth anniversary of the term. The landlord has a break option exercisable on the fifth anniversary of the term where there is a proposed redevelopment or substantial refurbishment of the building.
- (3) Occupation is based on a Missive of let which has been registered in the Books of Council & Session.
- (4) Occupation is based on a licence to occupy rather than a formal lease.
- (5) The initial term of the licence to occupy has expired and the licence is continuing on a month to month basis.

For further details please contact:

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