

# WELL LOCATED DETACHED OFFICE PAVILION

NO. **3**

BAIN SQUARE  
KIRKTON CAMPUS  
LIVINGSTON EH54 7DQ

[what3words///mercy.glory.tricks](https://www.what3words.com/mercy.glory.tricks)

TO LET / MAY SELL 12,242 SQ FT (1,137 SQ M)

SUITABLE FOR OFFICE / LIGHT INDUSTRIAL

FLEXIBLE LAYOUT WITH POTENTIAL TO SUB-DIVIDE



LOCATED WITH LIVINGSTON'S ESTABLISHED KIRKTON CAMPUS

AVAILABLE  
SEPTEMBER  
2024



# NO. 3

## Location.

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

Livingston is a well-established office location benefiting from easy access to Junctions 3 and 3A of the M8 motorway. There are also frequent bus and rail services connecting Edinburgh and Glasgow city centres.

3 Bain Square is situated within Kirkton Campus, a well-established office district to the West of Livingston Town Centre.

Neighbouring occupiers include Edinburgh Instruments, St Ellens Day Hospital, Konica Minolta and Pfeiffer Vacuum. The property is approximately 7 minutes' walk from Almondvale Town Centre and all amenities.

**BAIN SQUARE  
KIRKTON CAMPUS  
LIVINGSTON EH54 7DQ**

what3words///mercy.glory.tricks



## Description.

The subjects comprise a single storey, steel portal frame office pavilion in the popular business district of Kirkton Campus in Livingston.

The offices are configured around a central core containing training facilities, plant space, first aid room, canteen/staff area and WC facilities.



ROLLER SHUTTER DOOR



DOOR ENTRY SYSTEM



RAISED ACCESS FLOORS



CARPET TILED FINISH



ALLOCATED CAR PARKING





NO. **3**

**BAIN SQUARE  
KIRKTON CAMPUS  
LIVINGSTON EH54 7DQ**

what3words///mercy.glory.tricks

## Accommodation.

The building has been measured in accordance with the RICS code of measuring practice and can be shown as follows:

GIA 12,242 sq ft / 1,137 sq m

## Rental / Terms.

If let as a single unit, our clients would be seeking a rental in the order of £110,000 per annum plus VAT.

Our clients are seeking offers in the region of £1,000,000 plus VAT for their freehold interest in the property.

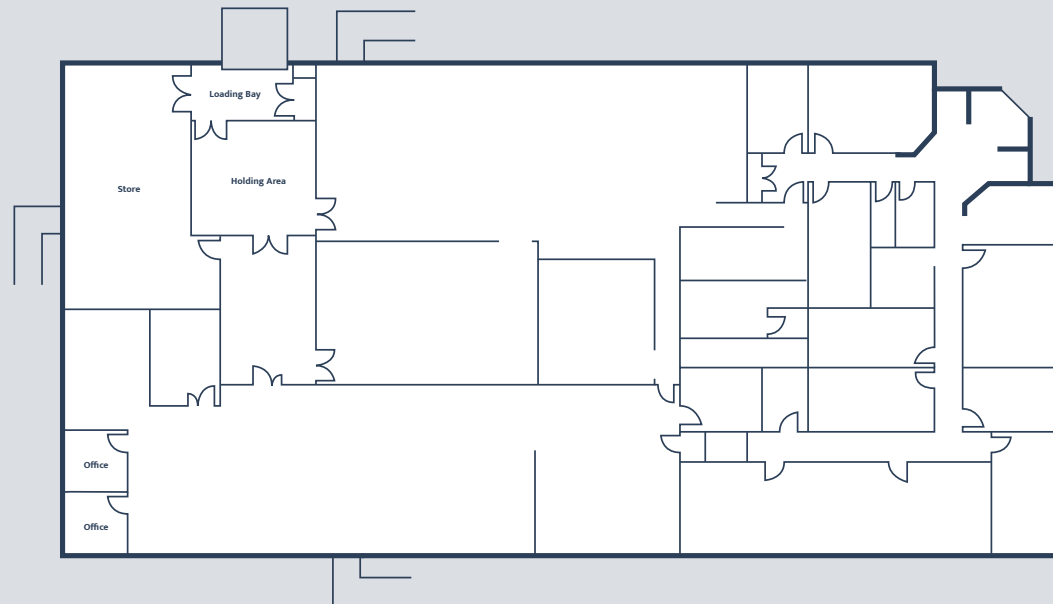




NO. **3**

**BAIN SQUARE  
KIRKTON CAMPUS  
LIVINGSTON EH54 7DQ**

what3words///mercy.glory.tricks



### Rateable Value.

The property is listed in the Valuation Roll as follows:

Property	£89,700
Parking Spaces	£4,100

### EPC.

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

### VAT.

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

### Legal Costs.

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

### Entry.

Upon completion of legal formalities.

### Further Information.

Please contact the joint agents:

**ewanmackay.**  
**07917 834 912**  
www.ewanmackay.com

**Ewan Mackay**  
ewan@ewanmackay.com  
07917 834 912

**DM HALL**  
**0131 624 6130**

**Ian Davidson**  
ian.davidson@dmhall.co.uk  
07720 055 655

IMPORTANT NOTICE Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2024