

**NOW ON SITE**

**FOR LEASE/MAY SELL  
3,500 - 14,400SQ.FT. OFFICE DEVELOPMENT  
BY DMI LTD. AVAILABLE AUTUMN 2006**

# **AFTON HOUSE**



ARTIST'S IMPRESSION

**STARLAW PARK  
LIVINGSTON**

- **HIGH QUALITY FINISHES THROUGHOUT**
- **GENEROUS ON-SITE PARKING**
- **AIR CONDITIONING**

## LOCATION

Livingston is Scotland's most successful new town and the main focus for industry and commerce in East Central Scotland with a population in excess of 50,000. Livingston is situated approximately 17 miles west of Edinburgh City Centre and 32 miles east of Glasgow. Edinburgh and Glasgow airports are approximately 15 minutes and 45 minutes drive respectively. It is also approximately 20 minutes drive to Rosyth where there is now a daily ferry service to Zeebrugge.

Starlaw Park located adjacent to junction 3A on the M8 motorway offers the ideal location for any company looking to serve the Central Scotland market whilst providing easy access to the amenities and services of Livingston.

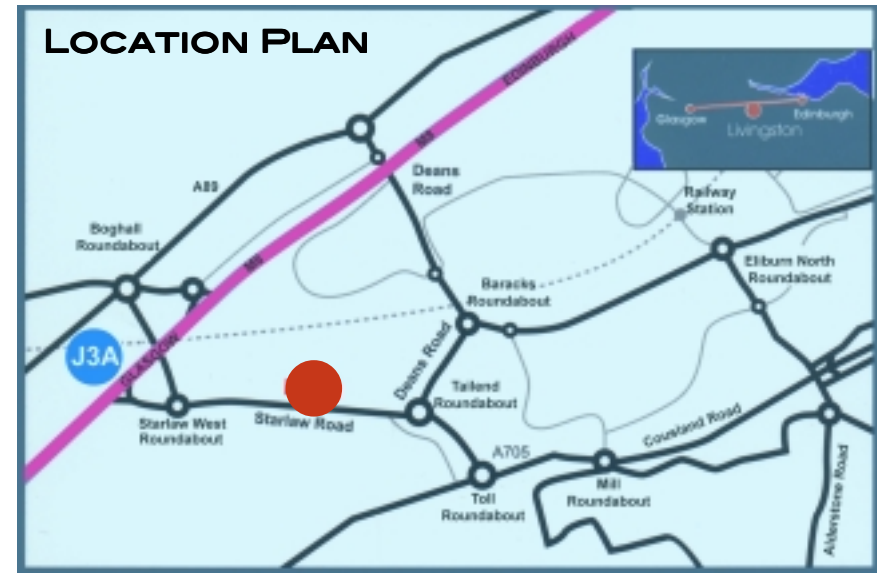
## DESCRIPTION

The project comprises of a two storey office pavilion extending to 14,400sq.ft. which can be made available either as a stand alone unit or individual suites from 3,700sq.ft. each. The accommodation benefits from:-

- Class 5 voice/data cabling
- Class 2 lighting
- Raised access floor
- Full air conditioning
- Tea preparation area
- High speed lift access
- Quality finishes throughout
- Fully DDA compliant
- Generous parking provision (59 spaces)

## TERMS

The accommodation is available for lease for a minimum of 5 years on a full repairing and insuring basis at an initial rental of £14 per square foot plus VAT. Alternatively our clients are prepared to consider an offer to purchase the whole building.



**AN IDEAL LOCATION FOR COMPANIES SERVING CENTRAL SCOTLAND WITH DIRECT ACCESS TO THE M8 MOTORWAY**

**DEVELOPMENT SITE PLAN**

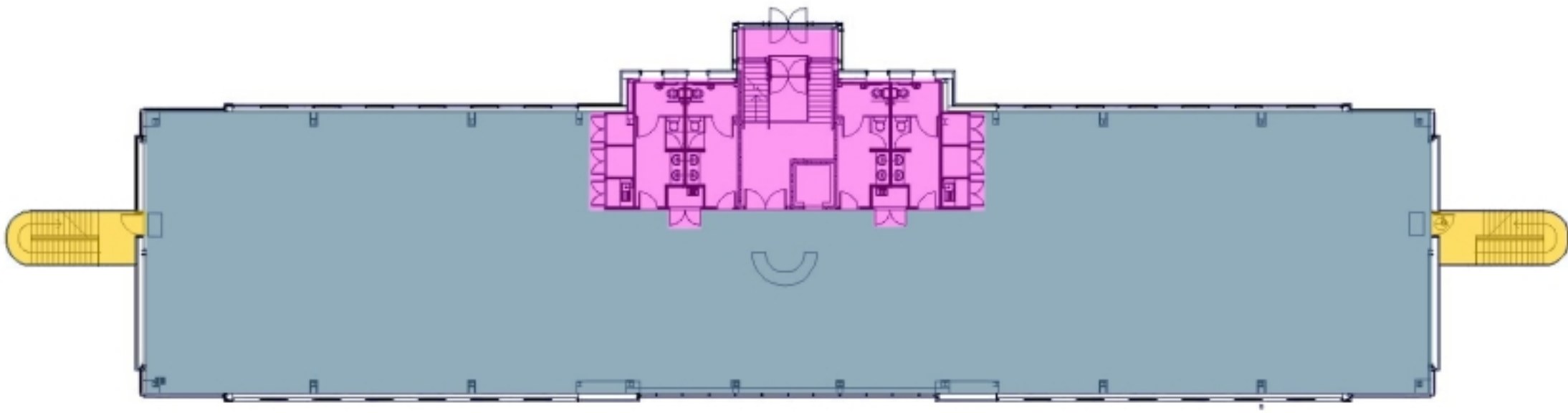


**THE SITE ON STARLAW PARK**

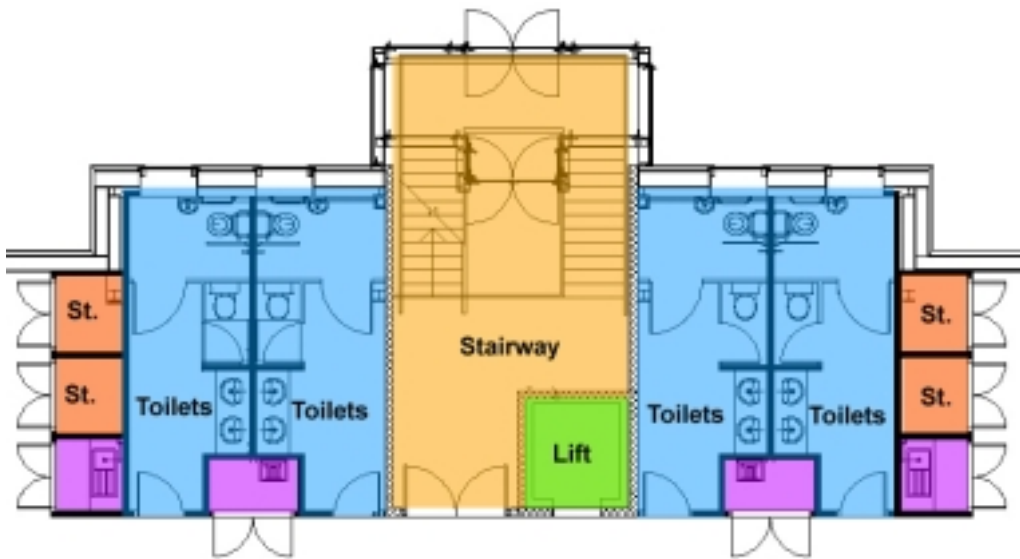


**ARTIST'S IMPRESSION**

**TWO STOREY OFFICE PAVILION EXTENDING TO 14,400SQ.FT. - AVAILABLE AS A STAND ALONE UNIT OR INDIVIDUAL SUITES FROM 3,500SQ.FT.**



TYPICAL FOOTPRINT



TYPICAL CENTRAL CORE

VIEWING & FURTHER INFORMATION



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