



Nine

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

To Let: Refurbished floor office suites from
121 sq m (1,302 sq ft) to 326 sq m (3,512 sq ft)

www.fairwaysoffices.co.uk



The best way for any business

Conveniently located at J3 of the M8, 9 Deer Park Avenue on Fairways Business Park provides modern self-contained two storey, office space, with open plan accommodation.

- Excellent car parking provision
- Flexible internal fit out options to meet individual requirements
- Individual requirements from 121 sq m (1,302 sq ft)



Specification

Space available

- Suite 1 - 121 sq m (1,302 sq ft)
- Suite 2 - 205 sq m (2,210 sq ft)
- Whole Floor - 326 sq m (3,512 sq ft)

Design

- Refurbished open plan offices with existing fit out including meeting rooms
- Lift access
- Raised access floor with carpets, floor boxes and existing cabling in situ
- Suspended ceiling with integrated light fittings
- Double glazed windows
- Gas boiler central heating system
- Dedicated male and female toilet provision with accessible WC

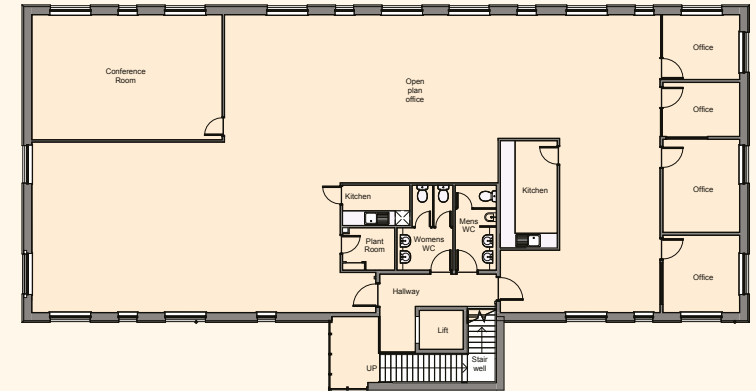
Car parking

- 22 car parking spaces are allocated to the whole floor

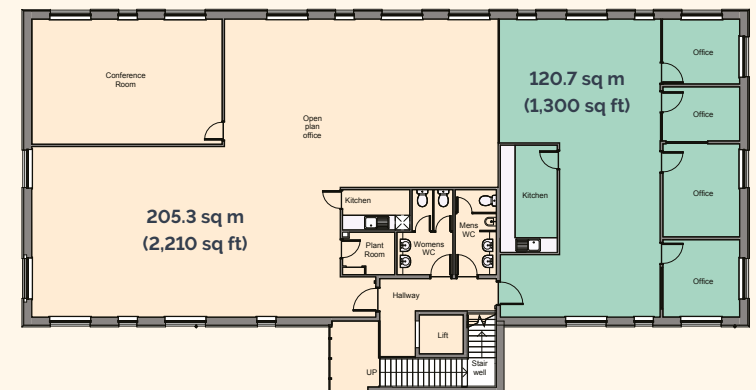
Estate

- Fully managed business park
- High-quality working environment
- Service charge information

First Floor Space Plan



Subdivision Options





First Floor



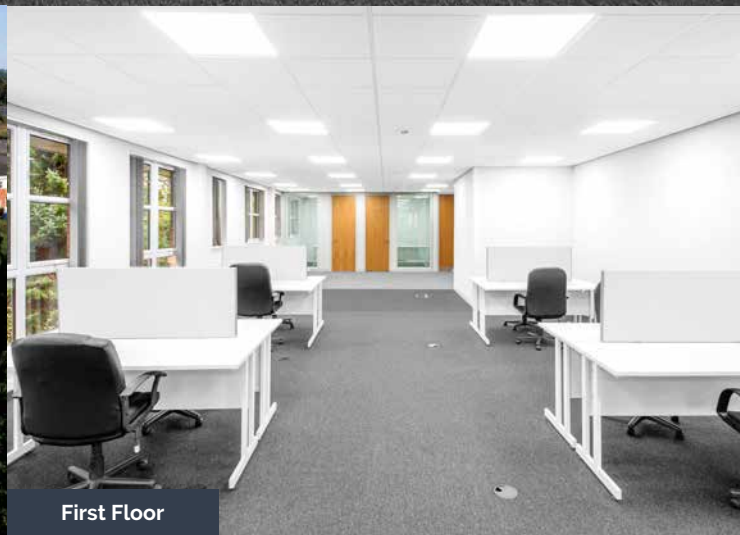
Exterior



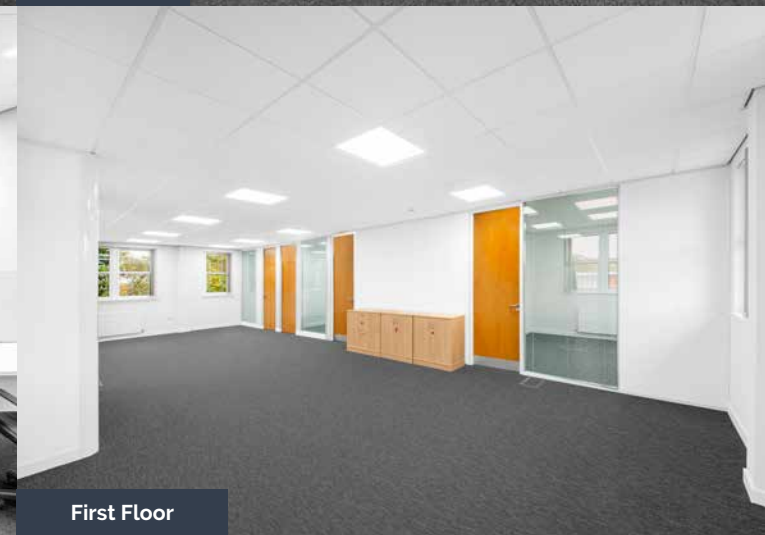
First Floor



Park view



First Floor



First Floor



Ryden.co.uk
0131 225 6612

Peter l'Anson

peter.l'anson@ryden.co.uk
07785 970 678

Kyle Wright

kyle.wright@ryden.co.uk
07425 478 303

Further information

Energy Performance Certificate (EPC)

A copy of the EPC assessment is available upon request.

Legal Costs

Each party will bear the cost of their own legal expenses and the ingoing tenant will be responsible for any LBTT and registration costs incurred.

VAT

All rents, premiums and service charges are subject to VAT.

Business Rates

We recommend that interested parties directly contact the Lothian Valuation Joint Board for current rate information on 0131 344 2500 or via www.saa.gov.uk

Lease Terms

Premises available on Full Repairing and Insuring Terms with details on quoting rents available from the Sole Letting Agents.

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

Muir
GROUP

A development by The Muir Group

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

The agents for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. Produced by Designworks October 2025