

RECENTLY REFURBISHED

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**TO LET** Industrial Unit with Yard & Parking  
**5,005** sq.ft (465 sq.m)

Block 2, Unit 4, Hunting Park, Houstoun Industrial Estate, Livingston, EH54 5QS

- Secure dedicated yard/car parking to front elevation
- Minimum eaves height of 4.7m rising to 6.9m

**M** **M<sup>®</sup>Core**  
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**400123**

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# Block 2, Unit 4 Hunting Park, Houstoun Industrial Estate, Livingston, EH54 5QS

## Areas (Approx. Gross Internal)

<b>Total</b>	<b>5,005 sq.ft</b>	<b>(465 sq.m)</b>
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## Description:

The property comprises of an open plan warehouse facility.

- Minimum eaves height of 4.7m rising to 6.9m
- Secure dedicated yard and car parking to front elevation
- Office accommodation to the right
- Tea preparation and toilet facilities
- Small mezzanine for further storage

## Rent

£40,000 per annum

## Rates

Rateable Value £20,000

## VAT

All prices are quoted exclusive of VAT

## Energy Performance

EPC: C:39

Further information available upon request

## Legal Costs

Each party will be responsible for their own legal costs

## Location - EH54 5QS

Livingston is a relatively large settlement with a population of around 70,000 people and is the largest town within the West Lothian area, lying approximately 18 miles to the west of Edinburgh and 32 miles to the East of Glasgow. Thus, meaning it is very well located to service the central belt and right in the heart of the 'M8 corridor.'

The subject unit is located towards the Northern extent of Houstoun Industrial Estate forming part of Livingston 's northern periphery. Hunting Park lies to the east of Nettlehill Road, which connects with Houstoun Road to the south and subsequently the A899 which merges with the M8 Motorway.



## Viewing

Strictly via prior appointment with the joint letting agents

GRAHAM + SIBBALD

**Ross Chinnery**

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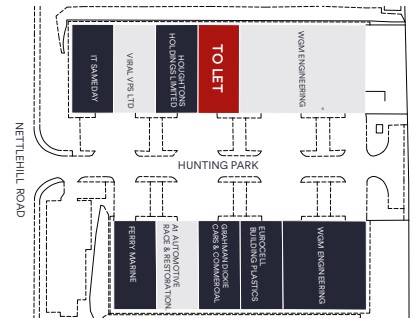
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