

Ryden

TO LET

**INDUSTIAL / WAREHOUSE
PREMISES**

210 SQ M (2,261 SQ FT)



**UNIT 7 KELVIN SQUARE
HOUSTOUN INDUSTRIAL
ESTATE**

LIVINGSTON

EH54 5PF

**WELL ESTABLISHED
BUSINESS LOCATION**

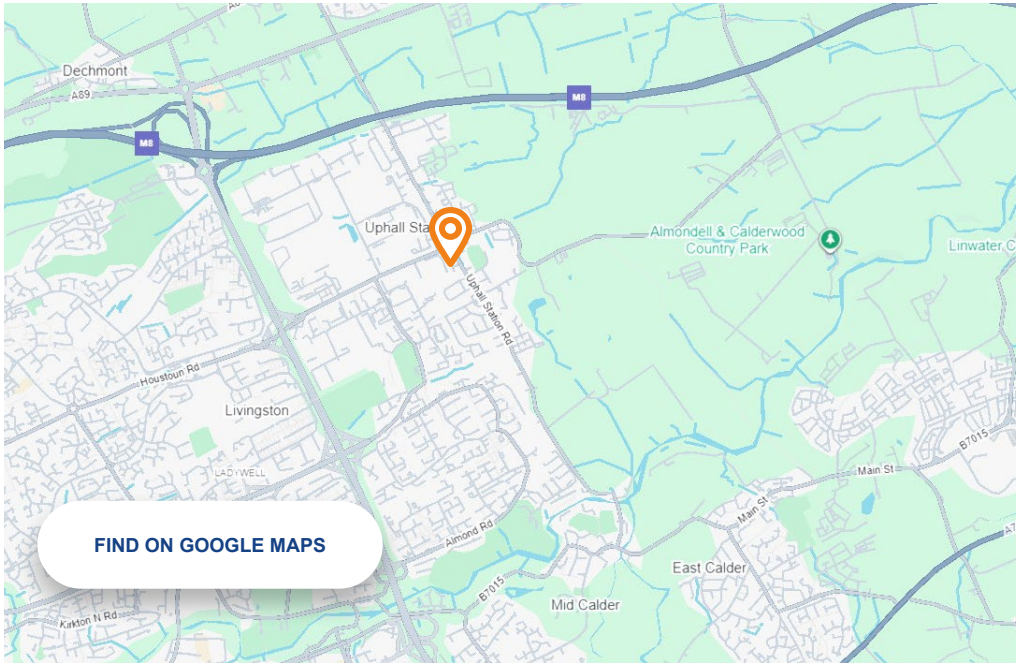
**SUITABLE FOR A
VARIETY OF USES**

**OPEN PLAN WAREHOUSE
/ INDUSTRIAL PREMISES**

**POTENTIAL FOR 100%
RATES RELIEF**

AVAILABLE NOW

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LOCATION

Kelvin Square is located within Houston Industrial Estate, Livingston, one of Scotland's most established industrial and trade centres.

Livingston holds a strategic location in West Lothian, situated adjacent to the M8 motorway which provides access to Edinburgh, Glasgow, Edinburgh Airport and the Forth Bridges. Kelvin Square is located approximately 2.5 miles NorthEast of Livingston's town Centre and is within close proximity to Junction 3 of the M8.

DESCRIPTION

The development comprises a modern business centre spread over 3 terraces around a central yard / parking area.

The subject premises comprise an end terraced unit of steel portal frame with brick and rendered walls. Lighting is provided by a mix of fluorescent strip and sodium light fittings.

Internally, the unit is arranged to provide open workshop accommodation with office / trade counter to the front along with WCs and kitchen facilities.

The property further benefits from an electric roller shutter door, hot air blower and three phase power supply.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) to be approximately 210 sq m (2,261 sq ft)

TERMS

The property is available immediately on a new Full Repairing and Insuring basis for a term to be agreed at a rental of £17,500 per annum plus VAT.

BUSINESS RATES

We are advised by the local Assessor that the property currently has a Rateable Value of £11,600 with potential to benefit from 100% rates relief. Interested parties are advised to make their own rating enquiries

EPC

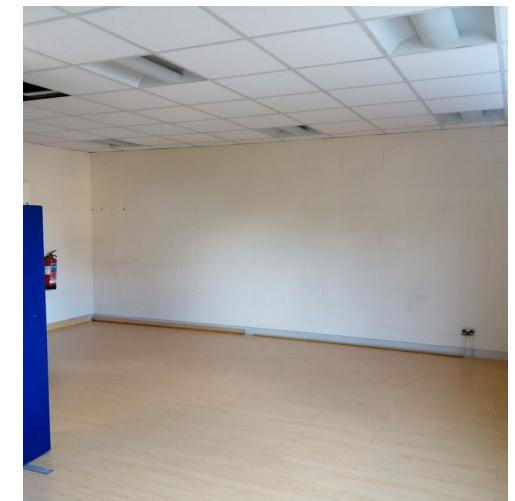
Available upon request.

VAT

All figures are exclusive of VAT

LEGAL COSTS

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



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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