

# Modern Standalone Industrial Unit



Located within Livingston's most popular industrial estate



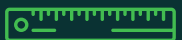
EPC Rating of A+



Substantial parking & self-contained yard



Great connectivity situated just off the M8 Motorway



Gross Internal Area:  
2,740 Sq M  
(29,500 Sq Ft)

**To Let / May Sell**

**Unit 22 Shairps Business Park**  
Houstoun Industrial Estate, Livingston, EH54 5FD

## Location

# Ideally located to serve the central belt

The property is situated within the largest West Lothian town of Livingston, with a population of approximately 70,000.

Strategically positioned 18 miles west of Edinburgh and 32 miles east of Glasgow, Livingston is ideally located to serve Scotland's central belt, particularly within the 'M8 corridor.'

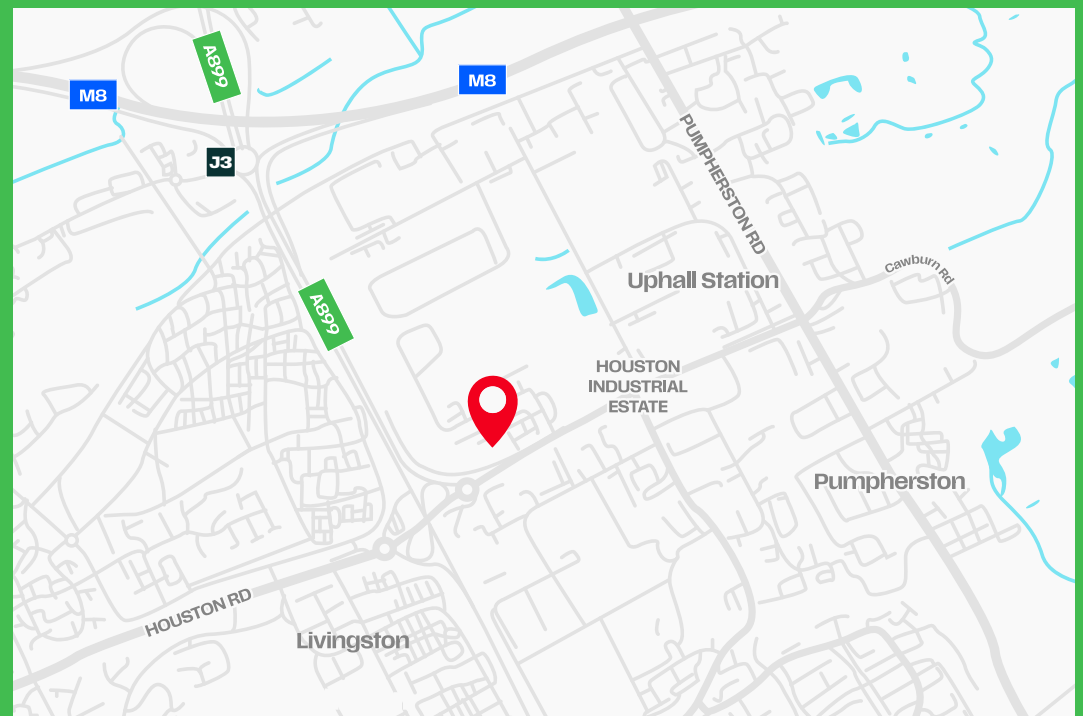
The town benefits from excellent transport links, including two train stations. More specifically the subjects lie toward the western edge of the Houston Industrial Estate, on Livingston's western periphery.

Shairps Business Park lies just off Houston Road to the south and subsequently links to the A899, providing access to the M8 Motorway.

Houston Industrial Estate is a well established commercial hub, accommodating national, regional, and local businesses with a variety of premises in different sizes and ages.

The property is surrounded by a host of other national occupiers to include;

- Screwfix
- Toolstation
- City Plumbing
- Scotbio
- Yesss Electrical
- J&W Carpets





Glasgow

Edinburgh

J3

M8

M8



SCOTBIO



A899

Unit 22

## Description

# Contemporary Steel-Framed Industrial Unit

The property comprises a modern industrial unit of a steel portal frame construction, clad externally with profile metal sheeting and surmounted by a pitched roof.

Natural daylight is afforded by way of translucent roof panelling. The unit can be accessed via 3 roller shutter doors which are located on the front facade or via the pedestrian access doors.

Internally the unit is laid out to provide open plan warehouse space for storage and distribution purposes.

There is a block-built office and w/c facility. Lighting is provided by way of LEDs throughout. The property has an eave's height of approximately 4m with an apex of 6.5m.

The subjects also benefit from a self-contained yard externally and the site is secured by palisade fencing.



## Accommodation

According to our calculations from measurements taken on site and in line with the RICS code of Measurement Practice 6th edition on a Gross Internal Area basis, we estimate the subjects to be in the order of:

Areas / Floor etc	Sq M	Sq Ft
Total	2,740	29,500

## Rateable Value

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £194,250. This is currently under appeal with the SAA.

## Rent

Our client may consider a new Full Repairing and Insuring lease and the rent is available upon request.

## Price

POA.

## EPC

The subjects have a current rating of A.

## Legal Costs & VAT

Each party is to pay their own legal costs incurred with this transaction and the prospective purchaser/tenant will be responsible for the land and buildings transactional tax, registration dues and any VAT incurred in connection with this transaction.

All prices quoted exclusive of VAT.





## Viewings & Further Info

For further information or to arrange a viewing, please contact the joint letting agents:

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