

Unit 5A Now Let

Newly Refurbished - UNIT TS3



TO LET

TELFORD SQUARE BUSINESS PARK

NETTLEHILL ROAD, HOUSTOUN INDUSTRIAL ESTATE, LIVINGSTON, EH54 5PQ

- UNIT 1 First Floor (offices) - 5,181 sq ft (481 sq m)
- UNIT 5A - 6,215 sq ft (577 sq m) with dedicated yard • UNIT TS3 - 10,378 sq ft (964 sq m)

UNIT TS3

10,378 sq ft (964 sq m)

- Mid-terraced industrial unit with communal yard area and parking.
- 2 storey offices of 1,403 sq ft (130 sq m) to front.
- 5m minimum eaves height.
- 1 roller shutter door and glazed pedestrian entrance.

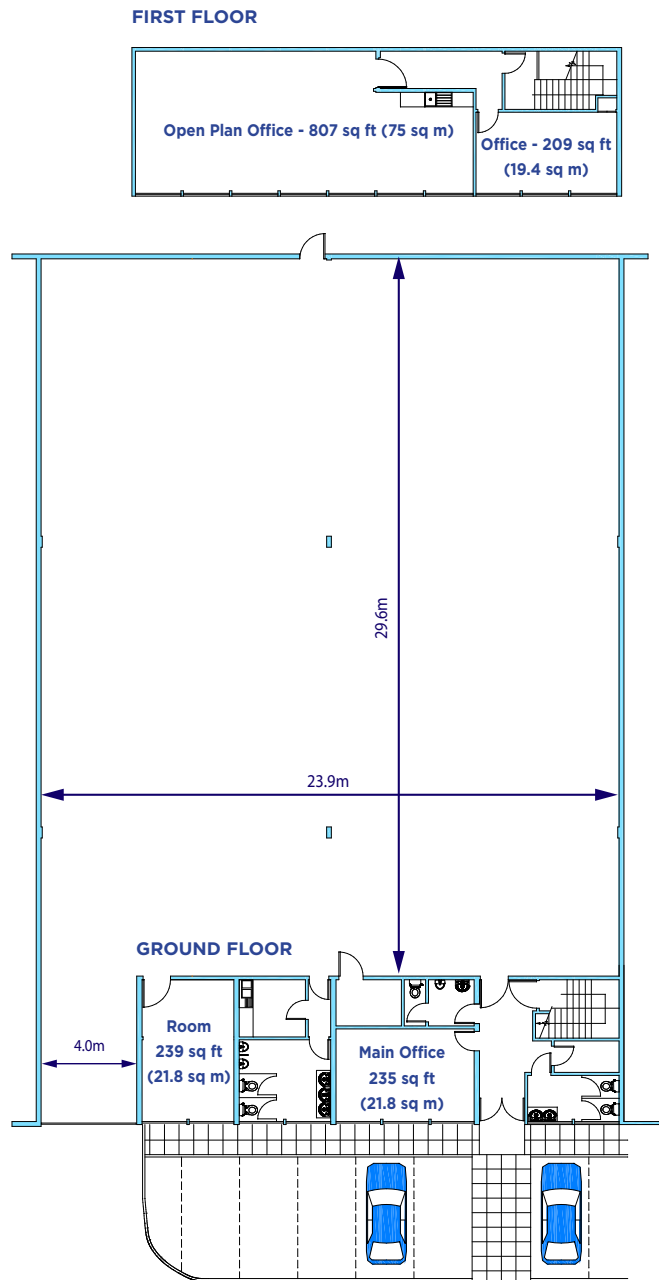
The unit has been refurbished to provide the following:

- New Aluclad double-glazed windows and entrance doors to entire front elevation
- New electrically operated insulated sectional door to warehouse entrance.
- New landscaped car parking area to the front of the building.
- New rear steel fire exit door, and fire alarm system.
- Complete refurbishment of entire office facilities
- New wiring installation, including wired three compartment trunking to all office areas.
- Complete new gas central heating and hot water system in two zones with A+ rated boiler.
- New sanitary fittings, cubicles and vanity units to toilets.
- New suspended ceilings throughout offices.
- New carpet tiles and vinyl flooring throughout.
- New LED lighting with presence detectors to all offices.
- Power provision for tenants signage and yard lighting.



First Floor Open Plan Office

UNIT TS3 - Plans & Images



TELFORD SQUARE BUSINESS PARK

Unit 1 First Floor (Offices)

5,181 sq ft (481 sq m)

- 1st floor office accommodation, within two-storey office pavilion.
- Modern, open plan office space with suspended ceiling, floor boxes and a number of meeting rooms to two elevations as well as kitchen facilities.
- 8-person passenger lift providing access to the first floor.
- 7 car parking spaces adjacent to the building with additional parking available on site by agreement.

View Tour 

Unit 5A

6,215 sq ft (577 sq m)

- Semi-detached industrial unit with dedicated fenced yard of sq ft.
- High quality ground floor offices of 1,784 sq ft (166 sq m).
- 6m minimum eaves height.
- 2 x roller doors.

Unit TS3



Unit 1



Unit 5A



TELFORD SQUARE BUSINESS PARK

Rateable Values

The units are entered in the current Valuation Roll as follows:

Unit 1 First Floor: £30,200

Unit TS3: £36,500

Unit 5A: £26,700

EPC's

The units have the following EPC ratings:

Unit 1 First Floor: C

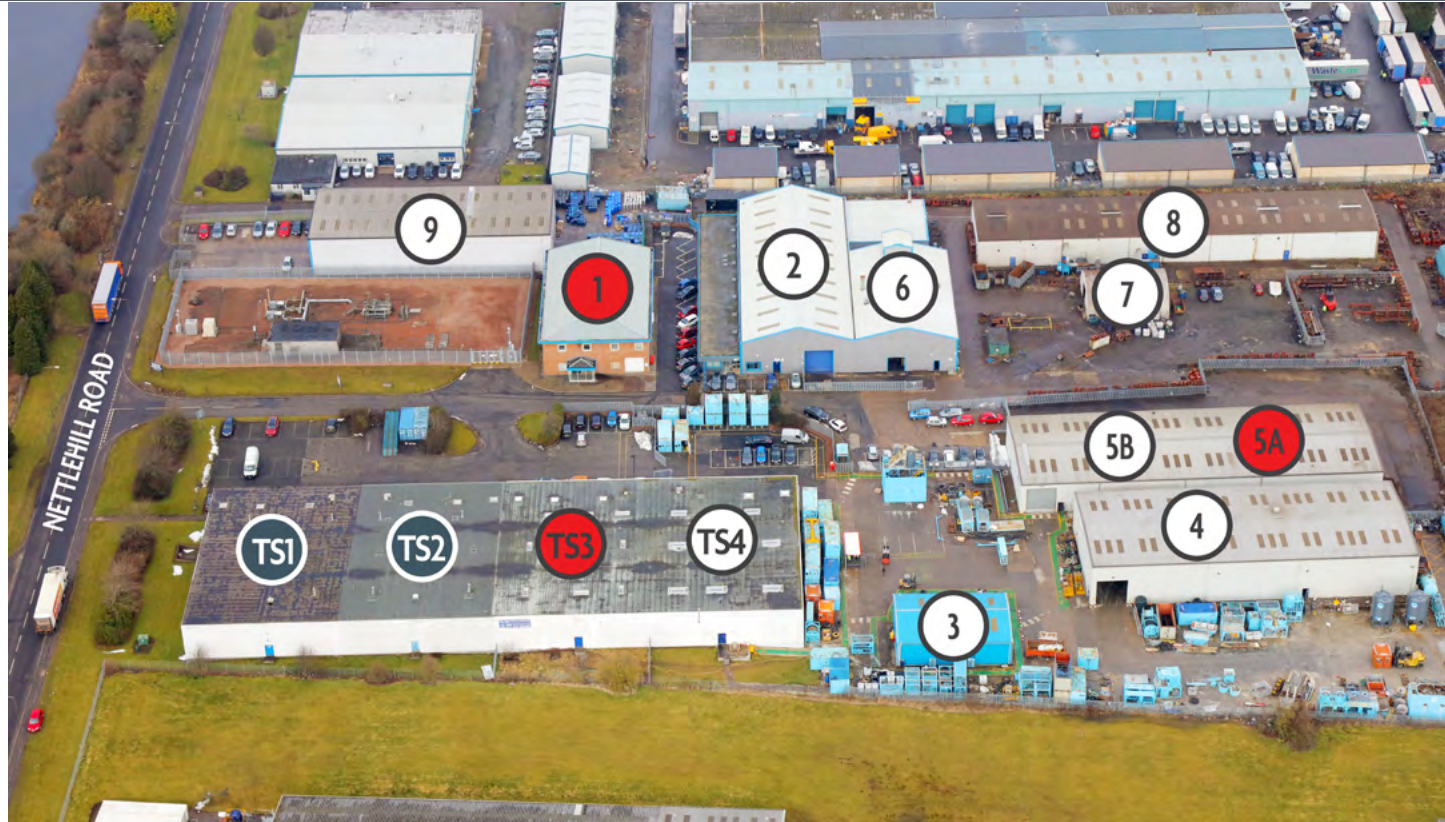
Unit TS3: B

Unit 5A: D

A certificate for each is available on request.

Lease terms

The premises are available on a Full Repairing and Insuring basis on terms to be agreed.



Unit 1



Unit TS3



Unit 5A



TELFORD SQUARE BUSINESS PARK



LOCATION

Livingston is located in the heart of central Scotland and has developed into one of the country's most successful former New Towns. It has a population of approximately 50,000 and a catchment in excess of 700,000. Livingston is located just 15 miles from Edinburgh and 30 miles from Glasgow.

It lies adjacent to the M8 motorway and benefits from excellent access to the wider Scottish motorway network via Junctions 3 & 3A. It is a popular location for a variety of businesses and industries.

Edinburgh International Airport lies within 15 minutes drive time to the east, with Glasgow Airport being approximately 45 minutes to the west.

Telford Square Business Park is situated halfway down Nettlehill Road on the right hand side, within

Houstoun Industrial Estate which lies to the north east of Livingston town centre, approximately 0.5 miles from the Junction 3 of the M8. Uphall railway station is located approximately 1 mile to the north of the property and Livingston North station, 2 miles to the west.

DRIVE TIMES

Edinburgh Airport	15 mins
Grangemouth Port	29 mins
Edinburgh City	35 mins
Glasgow City	38 mins
Glasgow Airport	45 mins
Greenock Port	1 hr 23 mins

CONTACT



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