



## TO LET - INDUSTRIAL

UNIT 6, BLOCK 2

HUNTING PARK

HOUSTOUN INDUSTRIAL ESTATE

LIVINGSTON, EH54 5QS

- Industrial premises situated in one of Livingston's prime estates
- Benefits from dedicated car park/small yard space to front of premises
- Minimum eaves 4.6m / apex of 7m
- Vehicle related trade may be considered with rental premium applied
- GIA of 468.40sqm (5,042sqft)
- Offers over £30,000 per annum (exclusive of VAT)

## LOCATION

Livingston is the largest town within the Scottish district of West Lothian, situated just south of the M8 and approximately 18 miles west of Edinburgh and 28 miles east of Glasgow. The town itself is strategically located to service the entire central belt with excellent access along the M8 corridor.

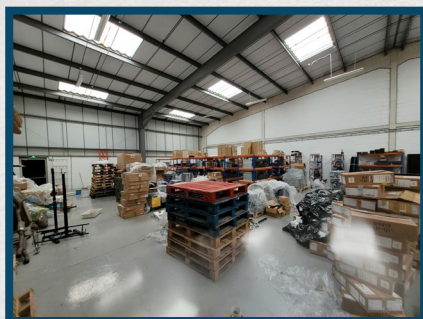
Hunting Park itself is located to the north of Houstoun Industrial Estate on the right hand-side, approximately 700m along Nettlehill Road from the junction at Houstoun Road. Houstoun Road connects to the main A899 which subsequently provides direct access north to the M8.

The exact location of the premises can be found on the below appended plan:

## DESCRIPTION

The subjects comprise a mid-terraced industrial premises of steel portal frame construction with internal lined block infill walls to full height, with a pitched and concrete/asbestos sheet roof incorporating translucent roof panels. The subjects benefit from vehicular roller shutter access with pedestrian access to the right-hand side.

Internally, the subjects are laid out to provide an open plan warehouse premises with a block-built office and two W/C compartments constructed to the left-hand side upon access to the unit. The unit has a solid concrete floor with paint finish, painted block walls and insulated roofing panels. Lighting is provided via way of strip fluorescent tube fittings.



## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the Gross Internal Area of the subjects to be in the order of:

468.40sqm (5,042sqft)

## RENT

Our clients are seeking offers over £30,000 per annum on a Full Repairing and Insuring lease for a negotiable period to be agreed.

Our clients may consider vehicle related trade which would be subject to a rental premium.

## NON-DOMESTIC RATES

According to the Scottish Assessors Association website, the property has a current rateable value of £20,000 per annum.

## VAT

The prices quoted are exclusive of VAT which may be chargeable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through the sole letting agents.

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. For reference, the property has an energy rating of C.

## REFERENCE:

ESA3220

## DATE OF PUBLICATION:

January 2024

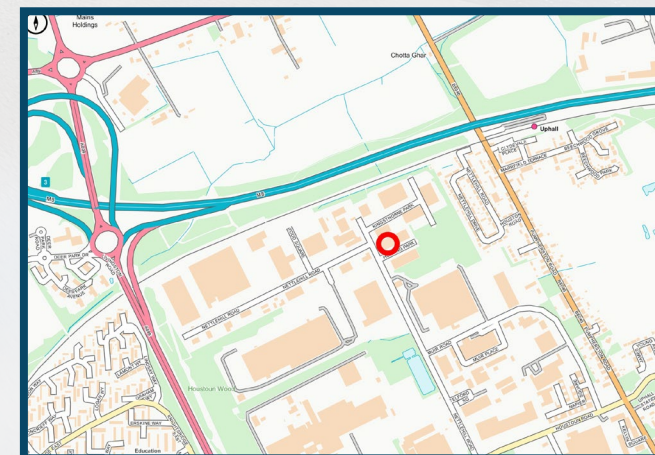
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