

# GOOD QUALITY INDUSTRIAL UNIT **TO LET** WITHIN POPULAR HOUSTOUN INDUSTRIAL ESTATE

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

- Dedicated yard/car park to front elevation
- Minimum eaves height of 4.7m rising to 6.9m
- GIA : 465 Sq M (5,005 Sq Ft)
- Rent: £36,500 per annum

**GRAHAM + SIBBALD**

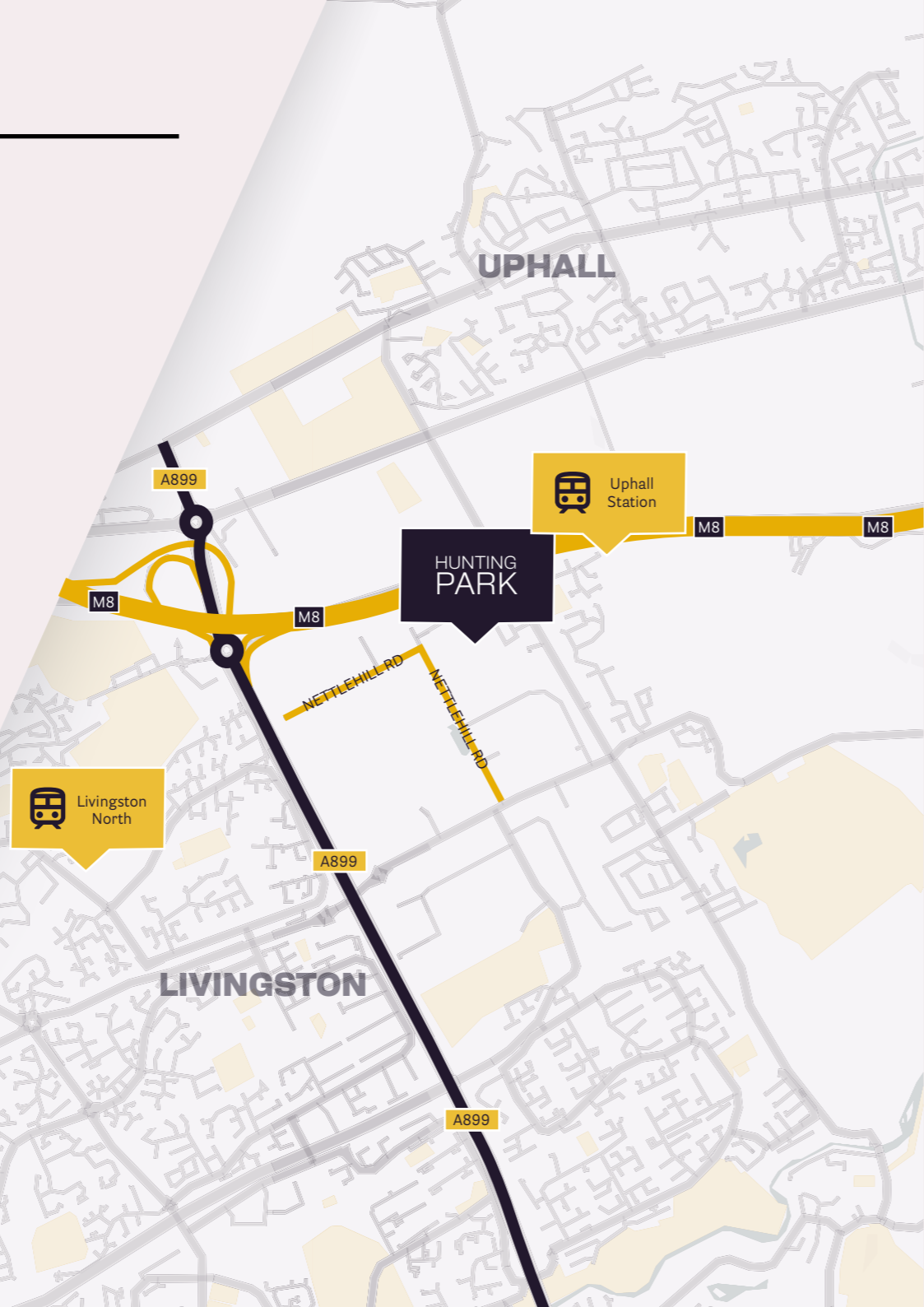


## LOCATION

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.'

There are further transport links with the town benefitting from two train stations.

The subjects are 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. Houstoun Industrial Estate itself is purpose built and popular with national, regional, and local occupiers offering a variety of premises of varying sizes and age.



## DESCRIPTION

The subjects form part of a parade of other similar style industrial units being constructed by way of steel portal frame with block infill walls to full height. The roof is of a pitched cement sheet which is insulated internally. There is translucent panelling built into this to allow for natural day light.

The subjects also benefit from a roller shutter access door and pedestrian entrance to the front elevation. There is also dedicated yard space externally.



Internally the subjects are laid out to provide in the main, open plan warehouse facilities.

The flooring is of a solid concrete nature with paint finishes and the walls are of solid block. The unit benefits from good eaves height being approximately 4.7m with an apex of 6.9m.

The subjects also benefit from office accommodation to the right-hand side which is built in a block work nature, incorporating a tea preparation area and W/C facilities. Above this is a small mezzanine area for further storage.

## RENT

We are seeking £36,500 per annum on new Full Repairing and Insuring terms for a negotiable period.

**For any queries or to arrange a viewing, please contact:**

## GRAHAM + SIBBALD



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## ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C39

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice 6th Edition on a GIA basis in the order of: **465 Sq M (5,005 Sq Ft)**

## RATEABLE VALUE

With reference to the Scottish Assessors Association website we note that the Rateable value is £20,000.

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. The prospective tenant shall be liable for any LBTT and registration dues. All prices quoted exclusive of VAT.

any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

6. Date of Publication: May 2024  
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