



## Shairps Business Park, Livingston

EH54 5FD

- ▶ Trade/industrial/warehouse
- ▶ 6,807 sq ft
- ▶ Available on flexible terms

**1 UNIT  
AVAILABLE**

**TO LET**



[www.livingstontradepark.co.uk](http://www.livingstontradepark.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 

J3

M8



A899

Glasgow

Town Centre

Houstoun Road

Edinburgh

# THE SITE

Approximately 15 miles west of Edinburgh and 33 miles to the east of Glasgow.

- ▶ Livingston Trade Park is designed to offer occupiers full flexibility to fit out as best suits their business
- ▶ The prominent site is situated on Houstoun Road within the established Houstoun Industrial Estate, adjacent to J3 of the M8 motorway (0.5 miles)

- ▶ This prime West Lothian location is also well served by the Uphall Railway Station and Edinburgh Airport
- ▶ The units are visible from other local occupiers such as Screwfix, Toolstation, Tile Giant, Peffer Paints, J&W Carpets and VP plc.

# Accommodation

All areas are approximate on a GIA sq ft basis.

## Unit

- 23** Windows and Doors Wholesale Ltd
- 24** YESSS Electrical Ltd
- 25** IOC Anabtawi UK Ltd
- 26** Johnsons 1871 ITD
- 27** City Plumbing Supplies Holdings Ltd
- 28** Scottish Bioenergy Cooperative Ventures Ltd
- 29** **AVAILABLE 6,807 sq ft (632 sq m)**
- 30** Scottish Bioenergy Cooperative Ventures Ltd

**1 UNIT  
REMAINING**



# UNIT 29

6,807 sq ft

## General Specification

Flexible industrial/warehouse unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



8m clear  
internal height



37.5kN sq m  
floor loading



Electric  
loading doors



Mains gas, electric,  
water and ducting  
for fibre

## Planning Use

The unit has consent for Class 4, 5 and 6 (general business, storage and distribution). There is also consent to construct additional mezzanine space.

## Terms

Available on a leasehold basis on FRI terms.



Interior image of unit 23





# GREEN CREDENTIALS

The scheme ensures an approximate 18.8% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

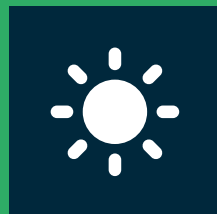
The green initiatives include:



Low air permeability design



2 Electric vehicle charging points per unit



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



EPC rating of C



Cycle parking



# TRAVEL DISTANCES

Shairps Business Park, Houston Road, Livingston, EH54 5FD

## Road (travel times by car)

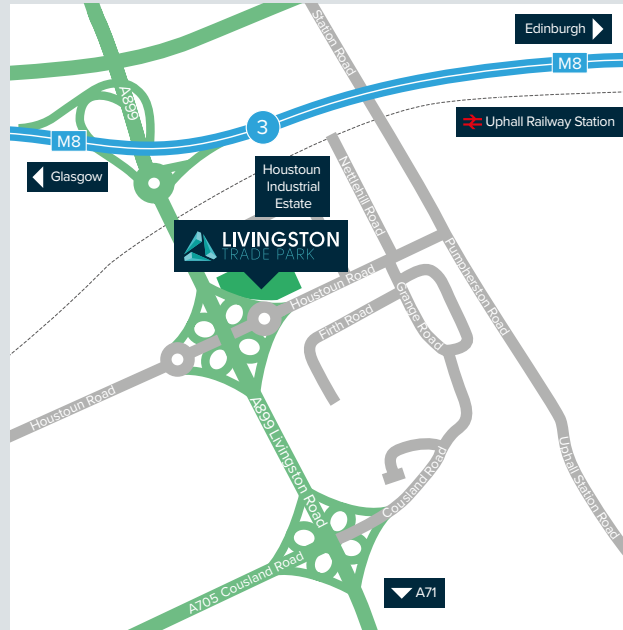
M8 J3	0.5 miles	5 mins
M9 J2	7.1 miles	20 mins
Edinburgh City Centre	15 miles	35 mins
Glasgow City Centre	33 miles	45 mins

## Rail

Uphall Railway Station	1.2 miles	6 mins
Livingston North	1.8 miles	6 mins
Livingston South	3.6 miles	8 mins
West Calder	6.2 miles	3 mins

## Airport

Edinburgh	10.2 miles	16 mins
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More information available through the joint marketing agents:



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