

# TO LET

Trade or Industrial Premises

468 sqm (5035 sq ft) or 936 sqm (10,070 sqft)

8-9 Shairps Business Park  
New Houstoun, Livingston,  
West Lothian EH54 5BZ



**REFURBISHED**

**Location**  
Close to Junction 3 of M8

**Size**  
Adjoining industrial/trade  
units each of 468 sqm  
(5035 sq ft)

Adjoining occupiers include





## Location

Shairps Business Park is the premier trade location in West Lothian and is home to J & W Carpets, Tile Giant, Screwfix, CUPA Natural Materials, Burton Roofing Merchants, PPG Paints, Tool Station and Hire Station to name just a few.

The location is prominently situated looking onto Houstoun Road within Houstoun Industrial Estate which is within 2 minutes' drive of Junction 3 of the M8 (Edinburgh – Glasgow) motorway.

At the back of Shairps Business Park is the Wyman Gordon manufacturing facility which is one of the biggest and most recognisable buildings in Livingston.

Livingston town centre is approximately 5 minutes' drive to the south.

## Description

Two refurbished and adjoining mid-terraced industrial/trade units which are prominently positioned on Shairps Business Park. The estate is well positioned in Livingston and within 5 minutes drive of the town centre and also Junction 3 of the M8 (Edinburgh-Glasgow) motorway, one of the busiest roads in Scotland.

The units benefit from being recently refurbished and now provide attractive accommodation for industrial or trade purposes. The minimum eaves height is 6m and each unit has an electrically operated roller shutter door and a separate staff/visitor entrance with a glazed surround. The unit has a 3 phase electrical supply.

The accommodation is currently offered as two adjoining but separate units of 465 sqm (5,000 sqft). The accommodation could easily be converted into a single unit of 929 sqm (10,000 sqft).

There is a good level of natural lighting within the units via the translucent roof panels and the frontage is finished with composite panels providing an attractive facade for the new occupier.

## Accommodation

We estimate the gross internal area of the unit to be approximately as follows:

Unit 8	468 sqm (5035 sq ft)
Unit 9	468 sqm (5035 sq ft)
<b>Total</b>	<b>936 sqm (10,070 sqft)</b>

## Rateable Value

The units have recently been refurbished and have yet to be separately assessed for rating purposes. An estimate of the likely rateable value can be provided on request.

## Entry

The units are available for immediate occupation.

## Energy Performance Certificate

The property has an EPC 'C' rating.

## Viewing and Further Information

**Neil McAllister**

neil.mcallister@ryden.co.uk  
Tel: 0131 473 3212

**Alan Herriot**

alan.herriot@ryden.co.uk  
Tel: 0131 473 3382

**Ryden.co.uk**  
0131 225 6612

**Andrew Veitch**

andrew.veitch@montagu-evans.co.uk  
Tel: 0131 221 2453

**Bryce Stewart**

bryce.stewart@montagu-evans.co.uk  
Tel: 0131 221 2454

**MONTAGU  
EVANS**

0131 229 3800



**VP Hire Station**  
Tool Hire Industry Construction & DIY

**Peffer Paint**

**WHERE THE TRADE BUYS  
SCREWFIX**

**BURTON ROOFING  
MERCHANTS LTD**

**8-9** Shairps  
Business  
Park

**Tile  
Giant**

**TOOLSTATION**

**D&G**  
The Friendly Garage  
AUTOCARE

**J&W CARPETS**