

TO LET

Trade or Industrial Premises
(5,000 – 12,000 sq ft with offices)

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



Location

Close to Junction 3 of M8

Size

1,115 sqm (12,000 sqft)
(could be divided into two
units from 5,000 sqft)

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

The property comprises a mid-terraced modern industrial/trade premises which is of steel portal frame construction with insulated wall and roof cladding. The roof is inset with translucent panels which provides a good level of natural lighting within. The minimum eaves height is 6m and there are two roller shutter doors and separate pedestrian access doors.

The unit is currently arranged as a single unit of 1,115 sqm (12,000 sqft) which includes the existing first floor office accommodation. The unit could be divided to provide accommodation from 465 sqm (5,000 sqft).

There are two roller shutter vehicle entrance doors and vehicle circulation space to the front of the unit.

Accommodation

As mentioned above the gross internal area of the unit is approximately 1,115 sqm (12,000 sqft).

Rateable Value

The current rateable value for the building is £80,700. A new tenant would have the opportunity to appeal this assessment.

Entry

This unit will be available for occupation in early Summer 2018.

Energy Performance Certificate

The property has an EPC 'C' rating.

Viewing and Further Information

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Hire Station
Tool to Industry Construction & DIY

Peffer Paint

WHERE THE TRADE BUYS
SCREWFIX

**BURTON ROOFING
MERCHANTS LTD**

**8-9 Shairps
Business Park**

**Tile
Giant**

TOOLSTATION

CUPA PIZARRAS
The world leader in natural stone

J&W CARPETS