

To Let

Industrial Premises

Unit 3
Telford Square
Houstoun Industrial
Estate
Livingston
EH54 5PQ



- 10,304 sq ft (957 sq m)
- Industrial/Warehouse Premises
- Generous communal yard and car parking
- 2 minutes drive from J3 of the M8 motorway

Location

The subject premises are located on Telford Square, halfway down Nettlehill Road on the right hand side, within Houstoun Industrial Estate which is situated to the north east of the town centre, approximately 0.5 miles from the M8 which provides direct links to both Glasgow and Edinburgh. Access to the motorway is from Junction 3. Uphall railway station is located approximately 1 mile to the north of the property and Livingston North station, 2 miles to the west. Edinburgh International Airport is located 8 miles to the east and Glasgow International Airport is approximately 40 miles to the west.

Description

The subjects comprise a modern mid-terraced industrial unit of steel framed construction finished to the following specification:

- Solid concrete floor
- Full height block walls internally
- Metal sheet roof incorporating translucent light panels
- Suspended sodium light fitments
- Internal 2 storey offices
- Male, female and disabled toilets
- Minimum eaves height of 5 metres
- Large roller shutter loading door
- Generous communal loading yard and parking area

Accommodation

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

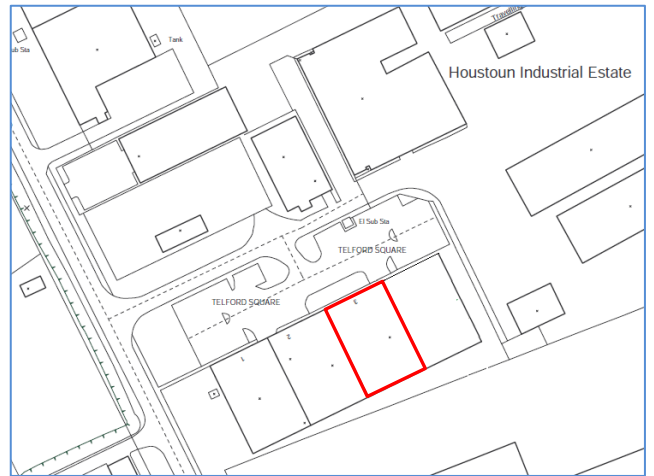
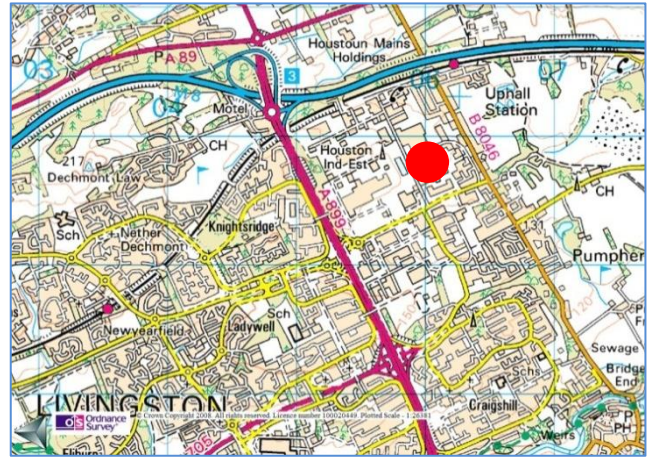
	Sq Ft	Sq M
Warehouse	8,901	827
Offices/WCs	1,403	130
Total	10,304	957

Rateable Value

According to Scottish Assessors the Rateable Value of the unit is £39,500.

Lease Terms

The premises are available for assignment or sub-letting on Full Repairing and Insuring Terms for a term to be mutually agreed between parties. Our clients lease runs until 13th October 2023. Further details are available from the sole agent, GVA James Barr.



EPC

This is available on request.

Viewings

Viewings and further information will be available through the sole agent.

For further information or an appointment to view please contact:

Lewis Pentland

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