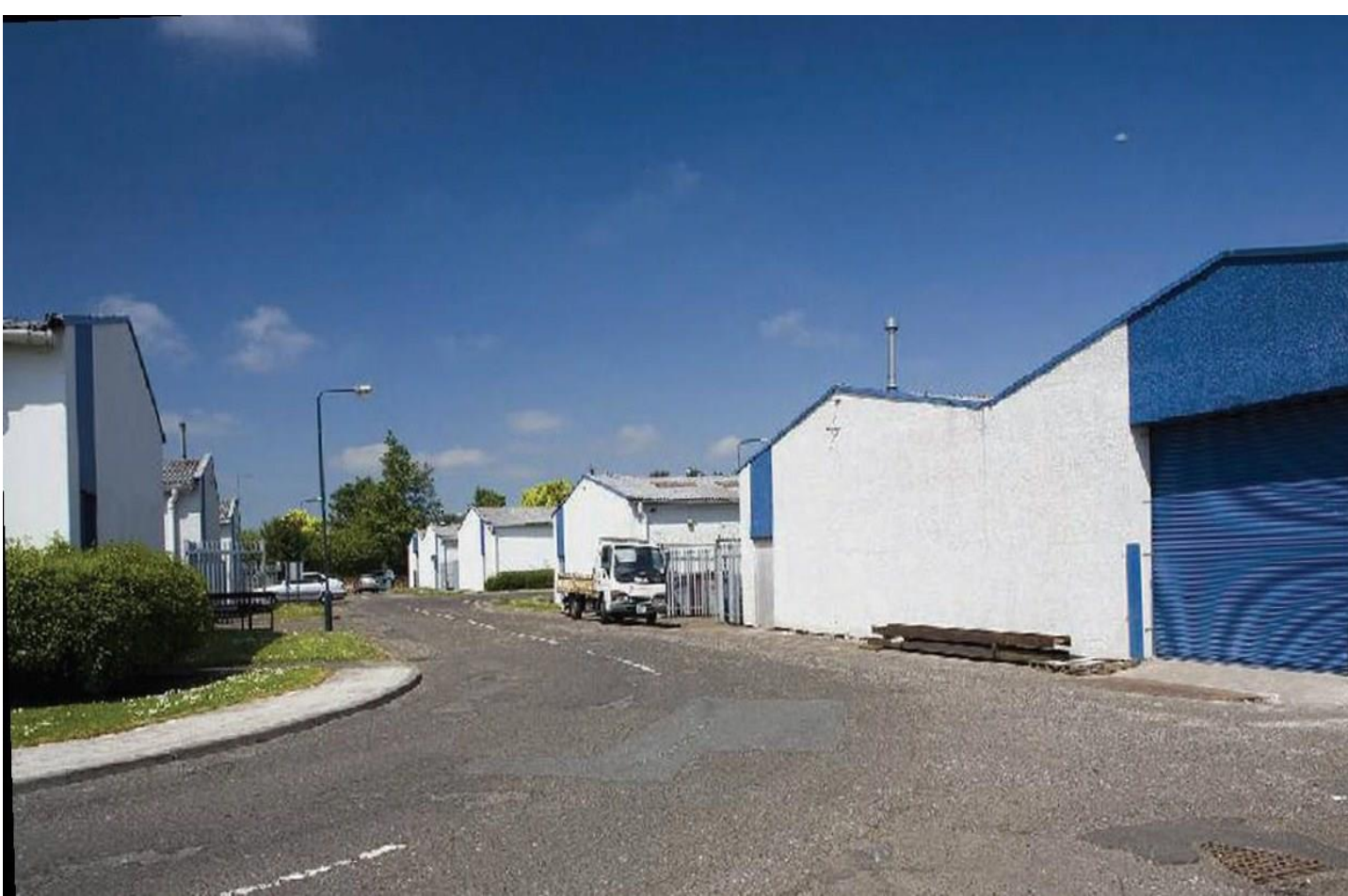


TO LET

6 NAPIER SQUARE
HOUSTOUN INDUSTRIAL ESTATE
LIVINGSTON
EH54 5DG



- 2,500 SQ.FT/232 SQ.M WAREHOUSE
 - SEPARATE OFFICE AREA
 - DEDICATED SECURE YARD

LOCATION

Livingston is strategically located 32 miles East of Glasgow City Centre and 16 miles West of Edinburgh City Centre. It lies immediately adjacent to Junction 3 of the M8 motorway giving it excellent access to the Scottish Motorway Network. Livingston is also well served by rail and bus services and both Edinburgh and Glasgow International Airports are within easy reach.

Houstoun Industrial Estate is located in the North East quadrant of Livingston and is easily accessed from the motorway via dual carriageway.

Napier Square is a small development accessed at the corner of Houstoun Road and Muir Road and is a highly visible and easily accessible estate.

DESCRIPTION

This unit is highly visible on Houstoun Road, and benefits from separate offices and toilets and extends to 2,500 sq.ft or thereby. There is also a dedicated yard, enfenced with steel palisade.

The unit also benefits from an alarm, and separate visitor and yard entrances.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and its definition of Gross Internal Area, and is as follows:

GIA 2,500 sq.ft/ 232 sq.m

RATES

From the Valuation roll, the entry has a cumulative Rateable Value of £10,800, rate poundage for 2018/19 is 48p/£RV which results in a present annual rates liability of £5,184.

SERVICE CHARGE

Service Charge is administered by the Landlords agent. Annual figures are estimated In the region of £1000 per annum + VAT.

ENTRY

On conclusion of missives or some other as may be mutually agreed.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction. Vat is chargeable on all transactions.

For Further information, or to arrange a viewing, please contact -

JA Pollock Property Consultants
Part of DM Hall LLP
17 Corstorphine Road
Edinburgh
EH12 6DD
Tel- 01506 497010
Tel- 0131 624 6130

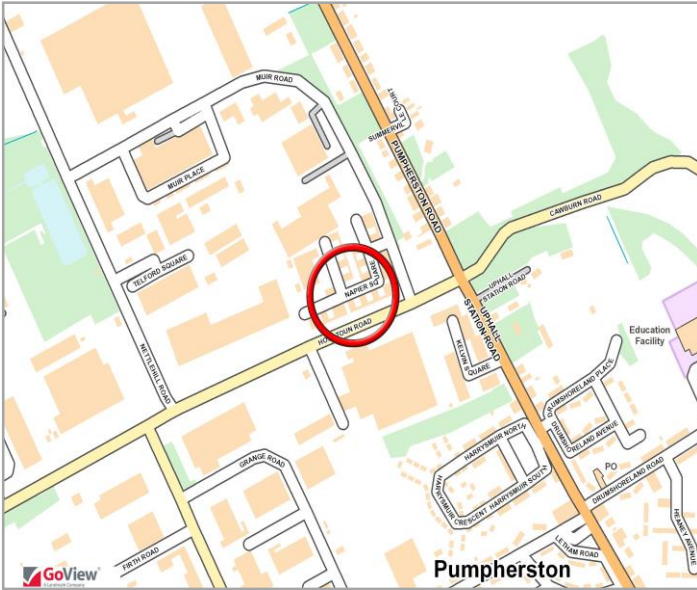


Graeme Pollock	07507 562 652 Graeme.pollock@dmhall.co.uk
Oliver Lawson	0131 624 6130 oliver.lawson@dmhall.co.uk

Denwolf AM
216 W George St,
Glasgow,
G2 2PQ



Grant Scrimgeour 0141 225 8555
grant@denwolf-am.co.uk



The owner of the property does not make or give and neither JA Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. JA Pollock and their employees accept no responsibility for information supplied to them by the owner or any third party. Date of preparation April 2019.