

FOR SALE/TO LET

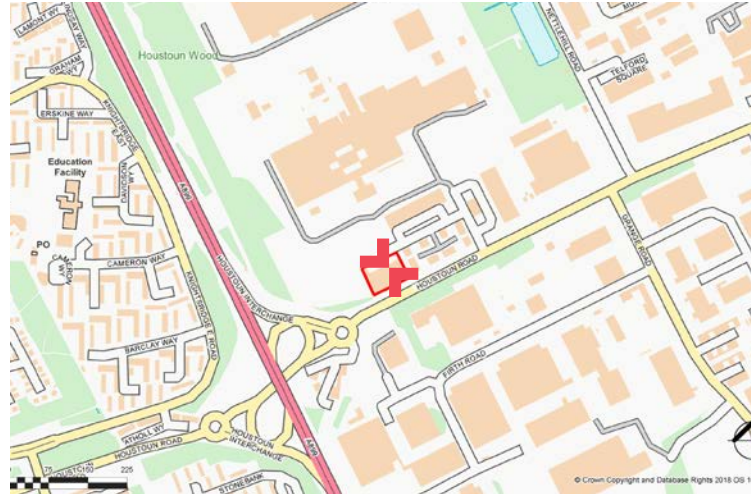
INDUSTRIAL
LIVINGSTON TRADE PARK



1. Livingston Trade Park
2. Sold to CVS Group
3. Hire Station
4. Toolstation
5. Screwfix
6. Tile Giant
7. J&W Carpets

Livingston Trade Park
Unit 22 Shairps Business Park
Houston Industrial Estate, Livingston, EH54 5FD

- Prominent Roadside Location Adjacent to J3 of the M8
- Potential for Subdivision
- Unit Extends to 2,980 Sq M (32,077 Sq Ft)
- Site extends to 1.09 Acres
- Offers Over £1,300,000 are invited



DESCRIPTION

The subjects comprise large modern industrial unit of steel portal frame with metal clad walls held under a pitched roof. Internally, the unit provides open plan warehouse currently being used for storage and recycling purposes. Adjoining the industrial unit is a small brick rendered extension under a flat roof which provides a small office, male and female changing, WC and shower facilities.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Areas / Floor etc	Sq M	Sq Ft
Industrial	2,894	31,154
Office	85.56	921
Total	2,979.56	32,075
Site	1.09 Acres	

PRICE

Offers over £1,300,000 and £125,000 Per Annum are invited.

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £134,250. The unified business rate is presently set at £0.516 excluding water and sewage, which are levied separately.

LEGAL

Each party to bear their own legal costs with the prospective purchaser responsible for any LBTT and registration dues incurred in connection with this transaction.

EPC

Available upon request

To arrange a viewing please contact:



Keith Watters

Partner

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Joe Helps

Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2019

LOCATION

The subjects are situated on Houston Road within the established Houston Industrial Estate, adjacent to Junction 3 of the M8 Motorway, with Edinburgh International Airport lying approximately five miles to the west, with Edinburgh City Centre lying approximately 15 miles to the east and Glasgow 33 miles to the west.

This prime West Lothian location is also well served by the Uphall Station Railway Station and Edinburgh International Airport.

Surrounding Occupiers include Screwfix, Toolstation, Hire Station, J&W Carpets and Tile Giant.