



TO LET

Industrial / Warehouse Unit

5,005 sq.ft (465 sq.m)

Block 2, Unit 4, Hunting Park, Houstoun Industrial Estate, Livingston, EH54 5QS

- Dedicated yard/car park to front elevation
- Minimum eaves height of 4.7m rising to 6.9m

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Block 2, Unit 4, Hunting Park, Houstoun Industrial Estate, Livingston, EH54 5QS



Block 2, Unit 4, Hunting Park, Houston Industrial Estate, Livingston, EH54 5QS

Areas (Approx. Gross Internal)

Warehouse	5,005 sq.ft	(465 sq.m)
Total	5,005 sq.ft	(465 sq.m)

Description:

Internally the subjects are laid out to provide in the main, open plan warehouse facilities.

The flooring is of a solid concrete nature with paint finishes and the walls are of solid block. The unit benefits from good eaves height being approximately 4.7m with an apex of 6.9m. The unit also benefit from a roller shutter access door and pedestrian entrance to the front elevation. There is also dedicated yard space externally.

The subjects also benefit from office accommodation to the right-hand side which is built in a block work nature, incorporating a tea preparation area and W/C facilities. Above this is a small mezzanine area for further storage.

Rent

£36,500 per annum

Business Rates

Rateable Value: £20,000 per annum.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

C:39. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - EH54 5QS

Livingston is a relatively large settlement with a population of around 70,000 people and is the largest town within the West Lothian area, lying approximately 18 miles to the west of Edinburgh and 32 miles to the East of Glasgow. Thus, meaning it is very well located to service the central belt and right in the heart of the 'M8 corridor.'

There are further transport links with the town benefitting from two train stations.

The subjects are located towards the Northern extent of Houston Industrial Estate forming part of Livingston's northern periphery. Hunting Park lies to the east of Nettlehill Road, which connects with Houston Road to the south and subsequently the A899 which merges with the M8 Motorway.

Viewing

Strictly via prior appointment with the appointed agents:



Ross Chinnery

07584 061146

ross.chinnery@g-s.co.uk



Lewis Pentland

07748 704734

Lewis.Pentland@colliers.com

LCP.

part of **MI**Core

**01384
400123**



searchlcp.co.uk

Craig Dodds

07386 666439

CDodds@lcpproperties.co.uk

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