



TO LET
INDUSTRIAL

**23A GRANGE ROAD,
LIVINGSTON, EH54 5DE**

EXECUTIVE SUMMARY

- Industrial Units Extending to 5,825 Sq Ft
- Prime Business Location Within Houston Industrial Estate, Livingston
- Excellently Situated on the M8 Corridor
- Generous Car Parking
- 3 Phase Power
- Quoting Rent: £7 per Sq Ft
- Immediately Available

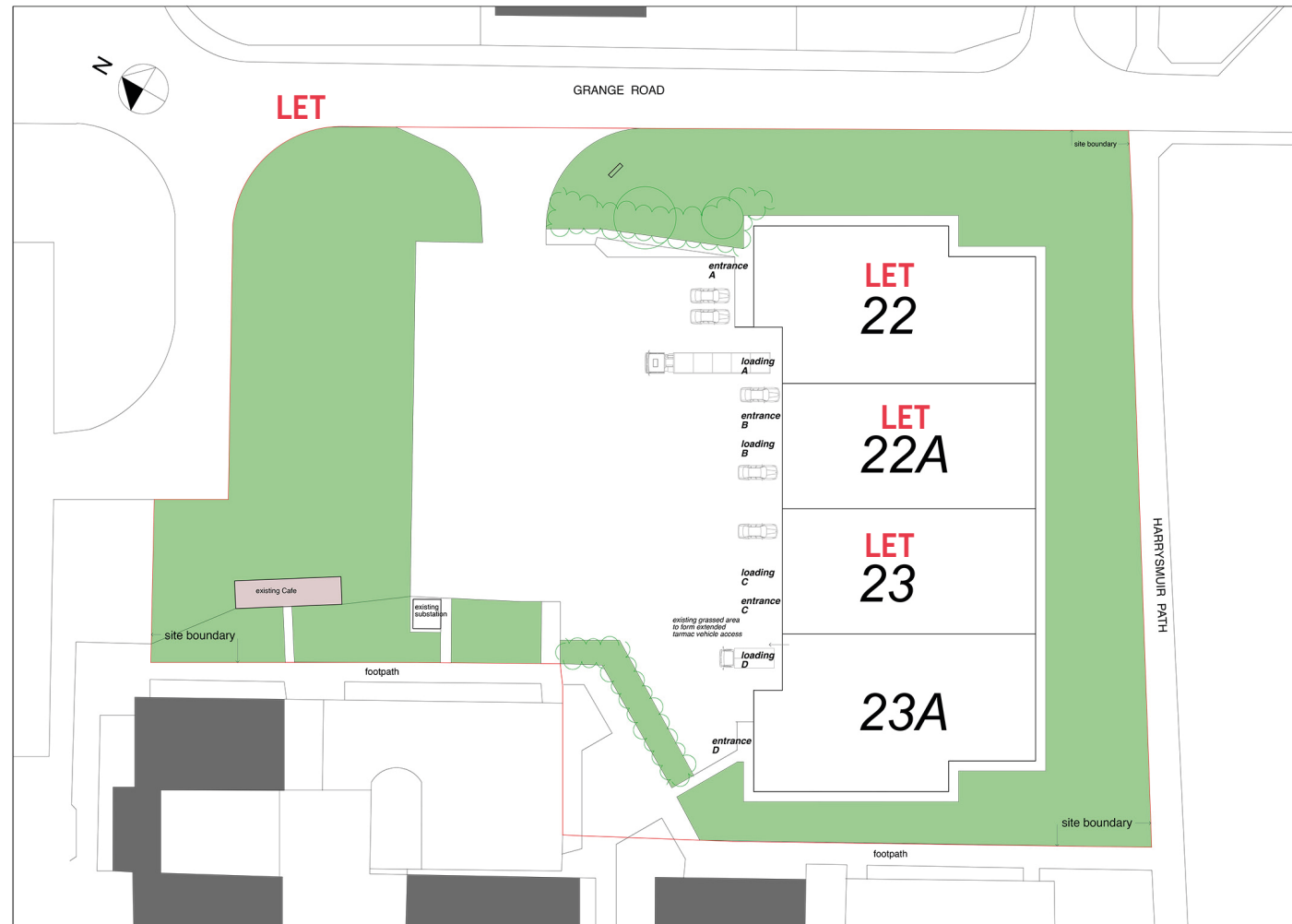
LOCATION

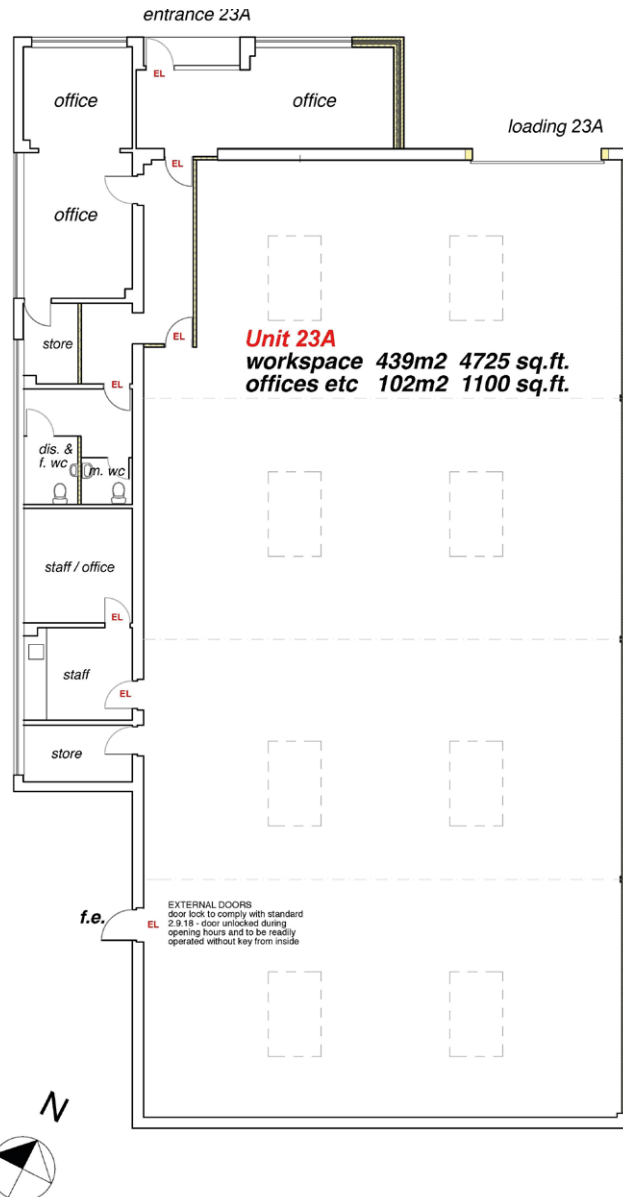
The subjects are prominently situated on Grange Road within Houston Industrial Estate. Houston Industrial Estate is the largest in Livingston and is located north east of Livingston town centre. This well established and successful location offers excellent transport links due to close proximity to Uphall Train Station and the M8 motorway providing connection to Edinburgh (15 miles), Glasgow (32 miles) and the rest of Scotland. Local occupiers include; Howdens, Stevenswood, Evoframe and a diverse range local occupiers.

DESCRIPTION

The subjects comprise a building of steel portal frame construction arranged over a single floor offering open plan industrial accommodation with office and WC facilities. The unit benefits from roller shutter access and a pedestrian door.

Furthermore, the subjects benefit from ample parking. More specifically Unit 23A offers 4,725 Sq Ft of industrial workshop space, with an additional 1,100 Sq Ft of office accommodation and staff facilities to the front of the property.





ACCOMMODATION

Unit	Sq M	Sq Ft	Availability
Unit 23A	Industrial: 439 Office: 102	Industrial: 4,725 Office: 1,100	Available

VAT

VAT will be payable on the rent, insurance and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

QUOTING RENT

£7 per Sq Ft

RATEABLE VALUES

In accordance with the Scottish Assessors Association we have been advised that the subjects have the following rateable values;

Unit 23A £23,300

EPC

The Energy Performance Certificates (EPC) are available on request.

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VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole selling agents:-



Murdo McAndrew

Senior Surveyor

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07799 159 665



Ross Chinnery

Associate

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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective 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. Prospective 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 Prospective Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: 12 APRIL 2024