



TO LET

OFFICES/ FLEXIBLE ACCOMMODATION SUITABLE FOR A
VAREITY OF USES (STP)

SITUATED ON THE M8 CORRIDOR

**35 FIRTH ROAD
HOUSTON INDUSTRIAL ESTATE
LIVINGSTON, EH54 5DJ**

EXECUTIVE SUMMARY

- Prime Business Location Within Houston Industry Estate, Livingston
- Excellently Situated on the M8 Corridor
- Generous On-Site Car Parking
- Offices Ranging from 2,500 - 5,000 Sq Ft
- Quoting Rent: £10 per Sq Ft.
- Incentives Offered
- Suitable for a Variety of Uses (STP)

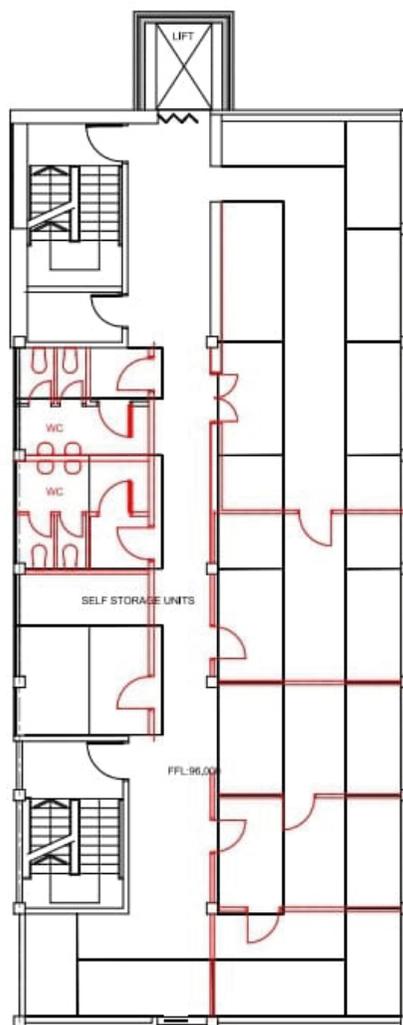
LOCATION

Firth Road is located within Houston Industrial Estate, which is one of the most established industrial locations in West Lothian. The units maintain a prominent roadside position less than 2 miles to the north of Livingston town centre. The subjects are conveniently located within close proximity to junction 3 of the M8 (Edinburgh to Glasgow) motorway, which in turn connects to the wider Scottish motorway network. The surrounding area is predominantly industrial, with nearby occupiers including, Screwfix, Wyman Gordon, Haig Kitchens and Orchard Timber Products.

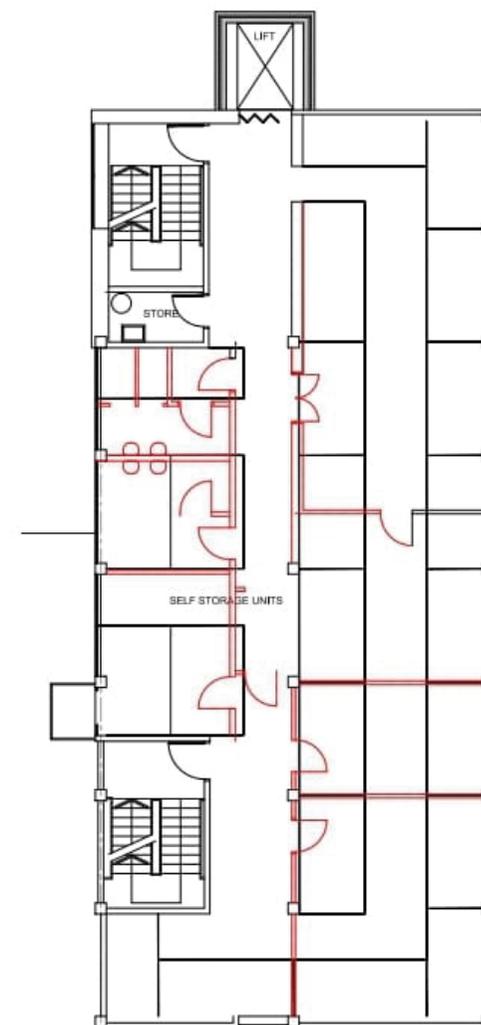
DESCRIPTION

The subjects comprise two bright and spacious office suites within a brick-built building held under a pitched corrugated metal roof. The offices offer open plan office accommodation with WC facilities. The subjects benefit from ample parking on site.

The offices can be let individually to offer circa 2,500 Sq Ft or can be combined to offer a total of 5,000 Sq Ft. Please contact our agents for more information.



PROPOSED OFFICE 1ST FLOOR



PROPOSED OFFICE 2ND FLOOR

35 FIRTH ROAD, HOUSTOUN INDUSTRIAL ESTATE, LIVINGSTON, EH54 5DJ



ACCOMMODATION

The property has been measured in accordance with the RICS code of measuring practice (6th edition) and we have calculated the following Net Internal Areas:

Areas / Floor etc	Sq M	Sq Ft	Availability
First Floor	232	2,500	Available
Second Floor	232	2,500	Available

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RENT

Quoting Rent:£10 per Sq Ft.

RATEABLE VALUES

To be reassessed on entry.

LEGALS

Each party will be responsible for their own legal costs incurred. All figures quoted are exclusive of VAT which may be charged at the prevailing rate.

VIEWING & FURTHER INFORMATION

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



Murdo McAndrew

Surveyor

murdo.mcandrew@g-s.co.uk

0131 240 5311



Ross Chinnery

Associate

ross.chinnery@g-s.co.uk

07584 061146



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.
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: March 2022