



Plot A New Houstoun Industrial Estate, Houstoun Road, Livingston EH54 5BZ

FOR SALE

For Sale - Prominent Development Site
- c 1.2 acres.

**1.2 Acres
(0.49 Hectares)**

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DESCRIPTION

Broadly square and flat plot of ground extending to approximately 1.2 acres adjacent to Livingston Trade Park which has Class 4, 5 and 6 (general business, storage and distribution use).

- ✓ Serviced site
- ✓ Business, Storage and Distribution Uses
- ✓ Adjacent Livingston Trade Park
- ✓ Junction 3 M8, 0.5 miles
- ✓ Edinburgh 15 miles
- ✓ Glasgow 33 miles

LOCATION

The site is within the established Houstoun Industrial Estate, adjacent to J3 of the M8 motorway (0.5 miles). Approximately 15 miles west of Edinburgh and 33 miles to the east of Glasgow. This prime West Lothian location is also well served by the Uphall Railway Station and Edinburgh Airport.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	1.2	0.49

VAT

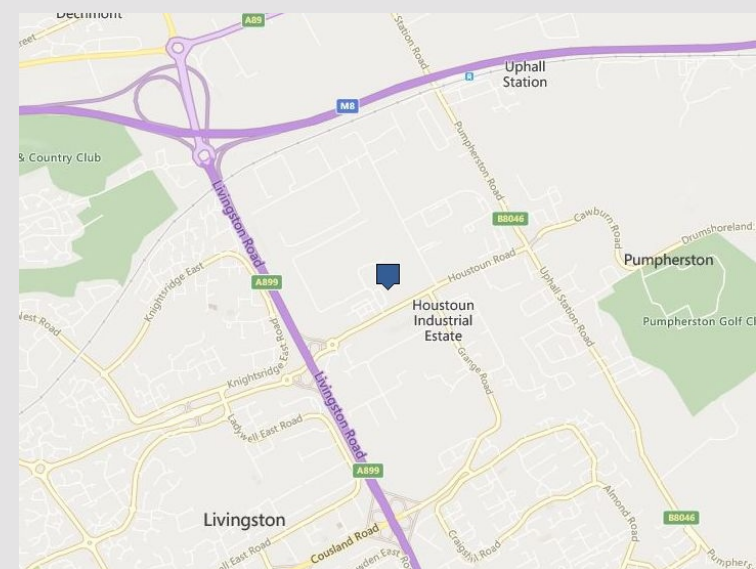
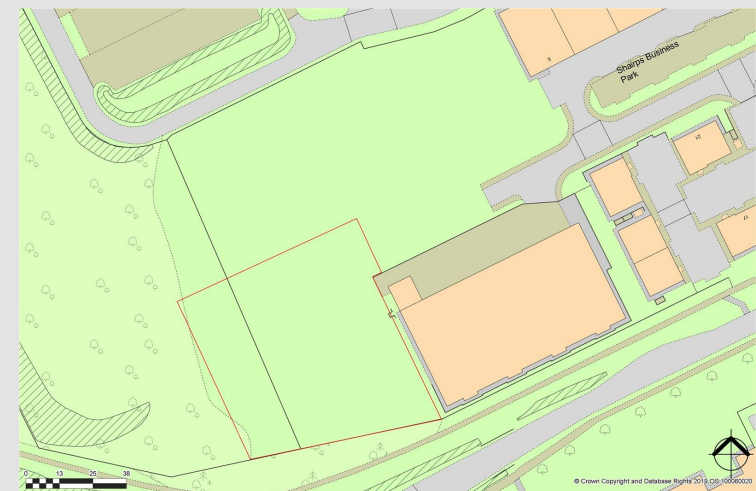
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

Offers are invited for our client's heritable interest in the land. Price on application.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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