

Unit 28/2 Firth Road, Houstoun Industrial Estate Livingston, EH54 5DJ

To Let Warehouse with dedicated yard
16,730 sq ft (1,554 sq m)

Recently Refurbished



Situated off J3 of the M8



Warehouse with office space



Minimum eaves heights 4.5m



Dedicated yard to rear
of c 6,000 sq ft



Car parking to front



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Description

At the front of the unit there is pedestrian access via double aluminium doors leading to a reception and a mix of open plan offices. Visitor / staff car parking is also located to the front of the property. The warehouse is of portal frame construction and the walls are of blockwork with the rear elevation of steel cladding with an internal eaves height of 4.5m. Access to the rear is served by one electrically operated rollershutter door and there is a secure yard which is concrete with palisade fencing.

Location

Livingston is strategically located approximately 16 miles west of Edinburgh and 34 miles east of Glasgow and benefits from excellent transport links to both cities and the rest of Scotland. The development is situated on the west side of Houston Industrial Estate with frontage onto Livingston Road (A899) with easy access to Junction 3 of the M8.

Property owned by **Mileway**

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Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Rating

The Rateable Value is currently listed by Scottish Assessors at £58,200.

Viewing / Further Information

Please contact:

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VAT

VAT will be payable where applicable.

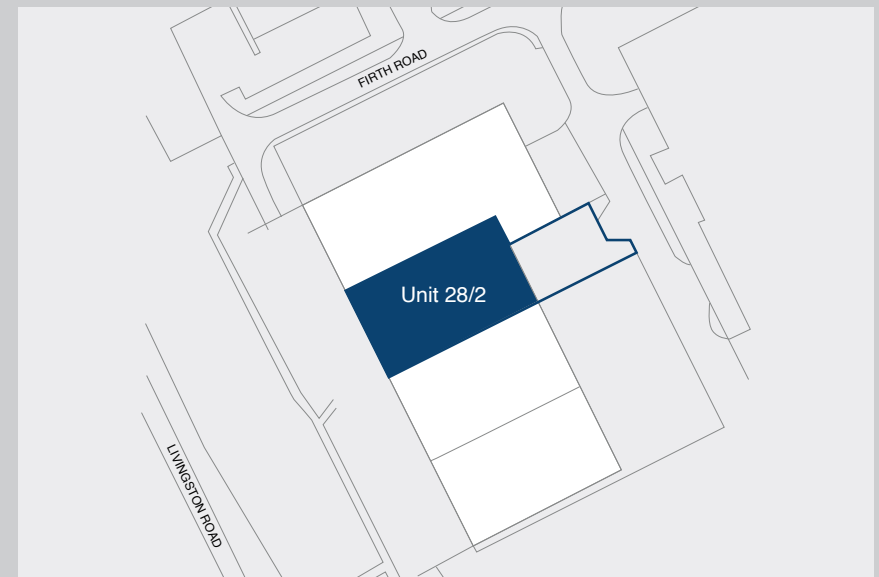
Terms

Available on new full repairing and insuring leases. Energy Performance Certificates (EPC's) are available upon request.

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Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Offices/WCs	3,094	287
Warehouse	1,267	13,636
TOTAL	1,554	16,730

Mileway