

TO LET - INDUSTRIAL

# BLOCK 1 UNIT 5-6, HUNTING PARK

Houstoun Industrial Estate, Livingston, EH54 5QS

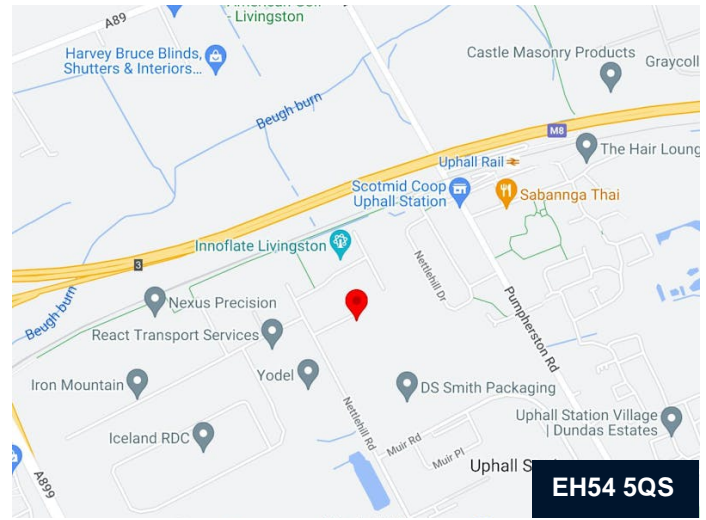


## Key Highlights

- Dedicated parking and ability to create a secure yard
- Office accommodation
- Industrial premises within well performing estate
- Eaves height of 4.6m rising to 7m

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## Location

Livingston is the largest town within the Scottish district of West Lothian, situated just south of the M8 and approximately 18 miles west of Edinburgh and 28 miles east of Glasgow. The town itself is strategically located to service the entire central belt with excellent access along the M8 corridor.

Hunting Park itself is located to the north of Houstoun Industrial Estate on the right hand-side, along Nettlehill Road from the junction at Houstoun Road. Houstoun Road connects to the main A899 which subsequently provides direct access north to the M8.

## Description

The subjects comprise an end-terraced double industrial unit of steel portal frame construction with internal lined block infill walls to full height, with a pitched and concrete/asbestos sheet roof incorporating translucent roof panels. The subjects benefit from 2x vehicular roller shutter access doors with pedestrian access to both units as well.

Internally, the subjects are laid out to provide an open plan warehouse premises with a block-built office. The unit has a solid concrete floor and blockwork walls. Lighting is provided via way of strip fluorescent tube fittings. The units are connected via opening in the adjoining wall.

Externally, the property has dedicated parking to the front and a demised area to the side which could be utilised as additional yard space subject to further works.

## Contact

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5-6 (Block 1)	10,204	947.98	Available
<b>Total</b>	<b>10,204</b>	<b>947.98</b>	

## Rateable Value

The property has a rateable value of £40,100 (April 2023), as listed on the Scottish Assessors Website.

## Terms

The subjects are currently leased till 19th May 2032, with a tenant break option on the 20th May 2027. The property is available via sub-lease or assignment.

## Energy Performance Certificate

EPC available on request.

## VAT & Legal Costs

All costs excluding VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

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