



# UNITS 4&5 KELVIN SQUARE

HOUSTOUN INDUSTRIAL ESTATE | LIVINGSTON | EH54 5PF

TO LET/MAY SELL  
PROMINENT TRADE COUNTER  
/ INDUSTRIAL PREMISES

- ↔ 623 sq m (6,703 sq ft)
- ⊞ Potentially available as 2 units of c. 3,300 sq ft.
- 🚗 Prominent road side frontage
- 📍 Established trade location



[FIND ON GOOGLE MAPS](#)



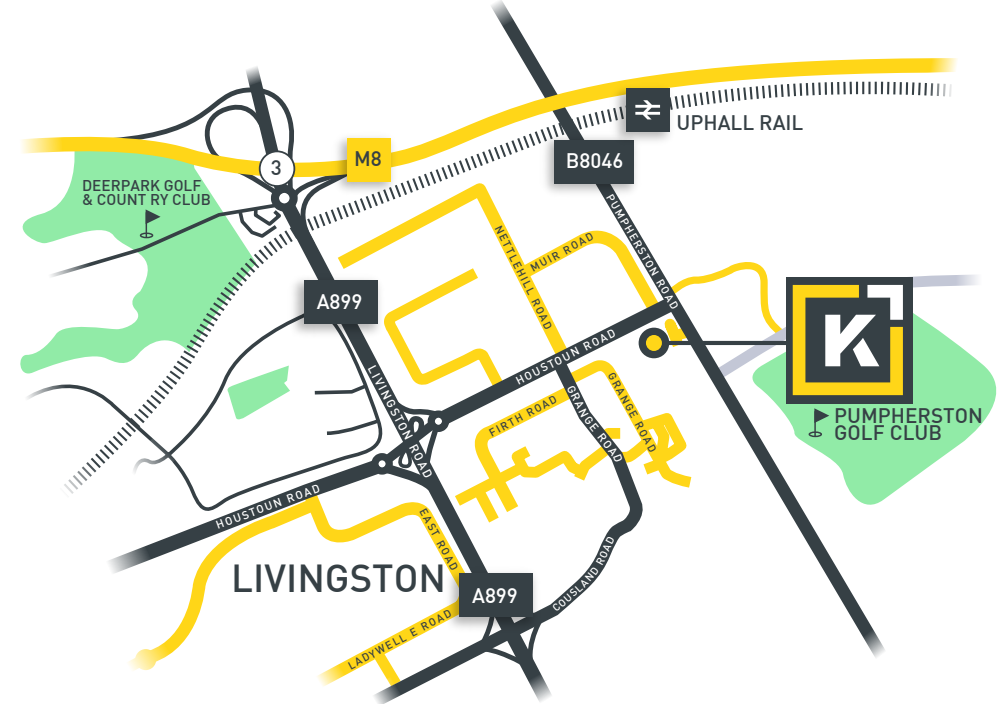
## LOCATION

The property is located within the West Lothian town of Livingston, approximately 10 miles west of Edinburgh and 30 miles east of Glasgow.

Livingston is one of Scotland's most strategic industrial locations situated next to the M8 motorway and within close proximity to Edinburgh Airport.

Houstoun Industrial Estate is Livingston's most established industrial / commercial location with surrounding occupiers within the immediate vicinity including Misubishi, Wyman Gordon, Yodel, Iron Mountain, Iceland, Screwfix, Toolstation, Speedy Hire, Eurocell, Tilegiant, Kwikfit, Graham and Edmundson Electrical.

Kelvin Square is located to the east of the estate, accessed from Houstoun Road.



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KELVIN SQUARE





## DESCRIPTION

The premises comprise a prominent industrial unit within a well established estate that is primarily occupied by other trade counter operators.

The building is of steel frame construction with brick walls under a steel clad insulated roof. Internally the property is arranged to provide a mixture of modern trade counter / showroom, office and storage space which benefits from the following specification:

- ☰ 2 x up and over doors
- ☀ Natural daylight via translucent roof panels
- 💡 LED lighting in the office and showroom
- 🌀 Air conditioning in the office and showroom
- ⚡ 3 phase electricity supply.
- 🍳 Kitchen / staff room
- 🚻 WC facilities
- 📹 CCTV



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## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

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**Unit 4:** 304 sq m (3,272 sq ft)

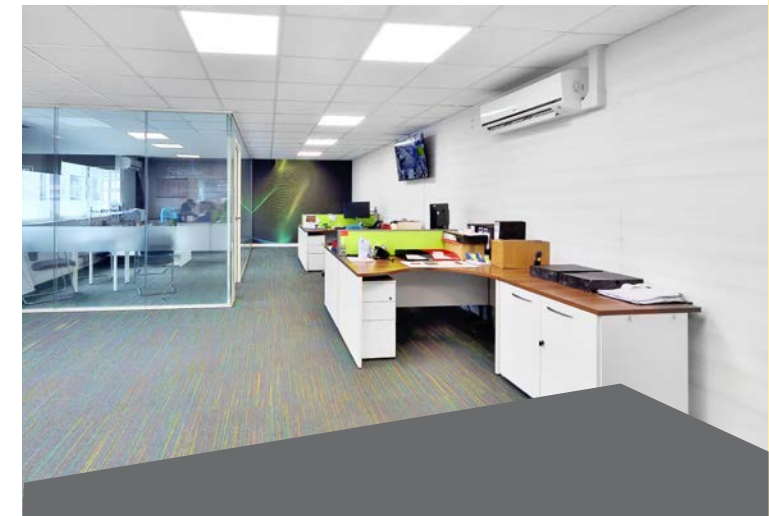
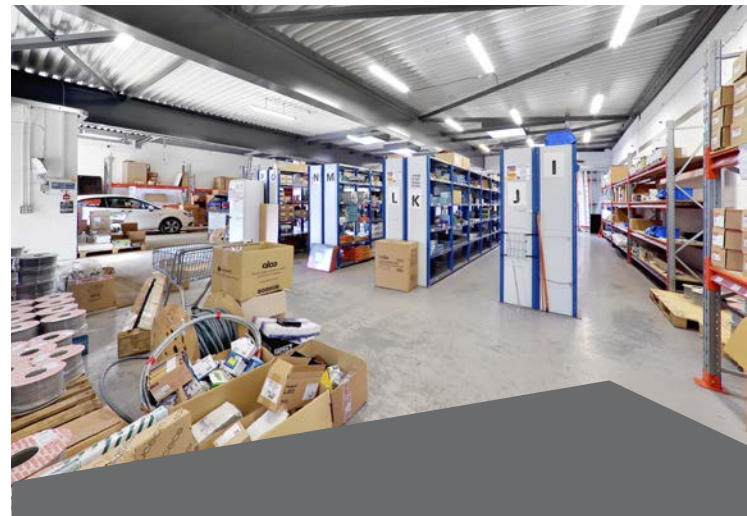
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**Unit 5:** 319 sq m (3,431 sq ft)

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**Total:** 623 sq m (6,703 sq ft)

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PREVIOUSLY 2 SEPARATE  
UNITS WHICH ARE NOW  
INTERCONNECTING.  
NOW AVAILABLE TOGETHER  
OR SEPARATELY



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## POTENTIAL SUBDIVISION

The property was previously 2 separate units which are now interconnecting. Consideration will be given to leasing the units separately.

## BUSINESS RATES

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. We are advised Units 4&5 currently have a combined Rateable Value of £30,000. Interested parties are advised to make their own enquiries with the Local Assessor.

## TERMS

The property is available on a new Full Repairing & Insuring basis at a rent and term to be agreed. Further information on lease terms and the potential subdivision options are available from the letting agents.

Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. March 2024.

Designed by [thefifthhouse.co.uk](http://thefifthhouse.co.uk)

## VAT

All rents will be subject to VAT.

## ENERGY PERFORMANCE CERTIFICATE

The EPC is available on request.

## VIEWING & FURTHER INFORMATION

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# Ryden

