



» TO LET

» HUNTING PARK

Houston Industrial Estate, Livingston
EH54 5QS

Units from 4,987 - 10,037 sq.ft.
(463 - 932.5 sq.m.)

- Extensive refurbishment complete
- Flexible & Competitive lease terms
- Accessible location

Modern Industrial/Warehouse Units



Houston Industrial Estate is the largest in Livingston and is located north east of Livingston town centre. The estate is adjacent to J3 of the M8 Motorway some 15 miles west of Edinburgh and 30 miles east of Glasgow.

Other occupiers on the estate include Eurocell, PHS and WGM.

DESCRIPTION

An extensive refurbishment was completed in June 2014 and the units provide the following accommodation:

- Clear span warehouses with minimum eaves height of 5.5m rising to 6.8m.
- Painted concrete floor and walls.
- Open plan office with new carpet and new lighting.
- New translucent roof lights.
- Fully serviced roller shutter vehicle access door.
- Capped off services including mains gas, power and water.
- Demised parking and loading area to the front of each unit.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the Gross Internal Area for each unit to be as below:

Unit	Sq.ft.	Sq.m.	EPC Rating
Block 1 Unit 1	5,054	469.5	G
Block 1 Unit 2	4,987	463	F
Block 2 Unit 6	4,989	463	D+

Please note that adjacent units can be combined to increase size. More details are available from the joint letting agents

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

PLANNING

We are informed that the estate has consent for use classes 4, 5 & 6. Any incoming tenants should satisfy themselves that they have the correct consents for their particular use and occupation.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by appointment with the joint agents.



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Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. D/JLL/Hollister HD1352 07/14