

Napier Square

Industrial Estate

A Range of Industrial Units To Let



Overview:

- Highly Visible Estate - Great Frontage onto the busy Houston Road
- 1.6 miles to Junction 3 of the M8 - a 5 minute congestion-free drive
- Small and medium industrial units with warehouse, most with offices
- Busy, popular industrial estate



Location - Livingston

- Livingston is well located for access to the central belt of Scotland
- Positioned 32 miles East of Glasgow City Centre and only 16 miles West of Edinburgh City Centre
- The unit is only a 5 Minute drive to Junction 3 of the M8 motorway giving fast and easy access to the Scottish Motorway Network
- Livingston is also well provided for by rail and bus services. Uphall train station is shown on the plan
- Both Edinburgh and Glasgow International Airports are within easy reach

Location - Houston Industrial Estate

Located in the North East of Livingston Houston Industrial Estate offers fast, easy access into the motorway network via a dual carriageway. See map on back page.

Napier Square is a small purpose built industrial estate accessed at the corner of Houston Road and Muir Road. It is a highly visible and easily accessible estate.

Description

Some units enjoy high visibility from Houston Road, and typical units benefit from:

- Separate offices and toilets
- Dedicated secure and fenced yard

The Units typically Offer:

- Traditional construction warehouse with double pitch asbestos roof
- Eaves height in the warehouse: - Minimum – 3.42 Metres, Maximum – 4.43 Metres
- Roller Shutter- drive in access
- Door height 3.31 High, 3.63 metres wide
- Flat roof office extension
- Fluorescent tube or LED lighting
- Specification may vary from unit to unit

All figures quoted in this brochure are exclusive of VAT.

Terms

Units are available on FRI (Full Repairing and Insuring) terms whereby the tenant will take on responsibility for repairs to the premises during their occupation and reimburse the landlord for insurance premiums.

Areas

Units range from 2,500 sq.ft/ 232 sq.m to combinations of units if and where possible.

Rates

Tenants will pay any due local authority rates. From April 2017, properties with rateable values of £15,000 or less will not pay rates (assuming it is your only business property). More information on Rateable Values and their calculation at: www.saa.gov.uk and www.mygov.scot/business-rates-calculator.

Rates payable are calculated by multiplying the Rate poundage (i.e. pence in the pound) by the RV. For 2018/19 we understand the rates poundage in this local authority area is 48p per £RV. Occupiers should verify figures themselves.

Assessors Website Link

<https://www.saa.gov.uk>

Service Charge

There is Service Charge for the upkeep and maintenance of the common areas of the estate. It is administered by the owners managing agent, and recharged to occupiers.

Legal Costs

Each party shall be responsible for their own legal and surveyors costs. Tenants will pay any due.

EPC

Full documentation available upon request for individual costs.

VAT

All figures quoted are exclusive of VAT.

For further information, please contact:



146 West Regent Street, Glasgow, G2 2RQ

Contact: Grant Scrimgeour

0141 225 8555

info@denwolf.co.uk • www.denwolf.co.uk

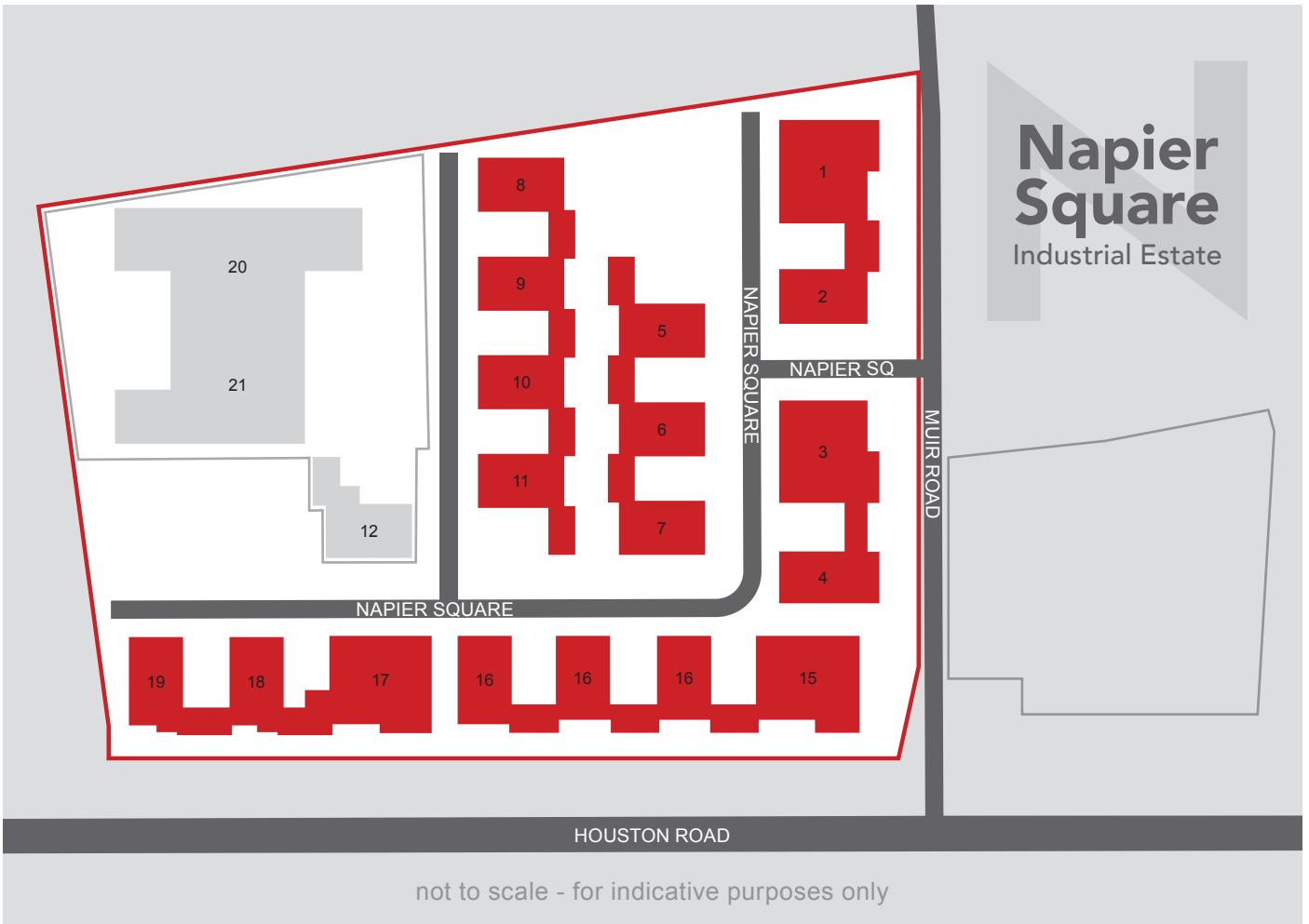


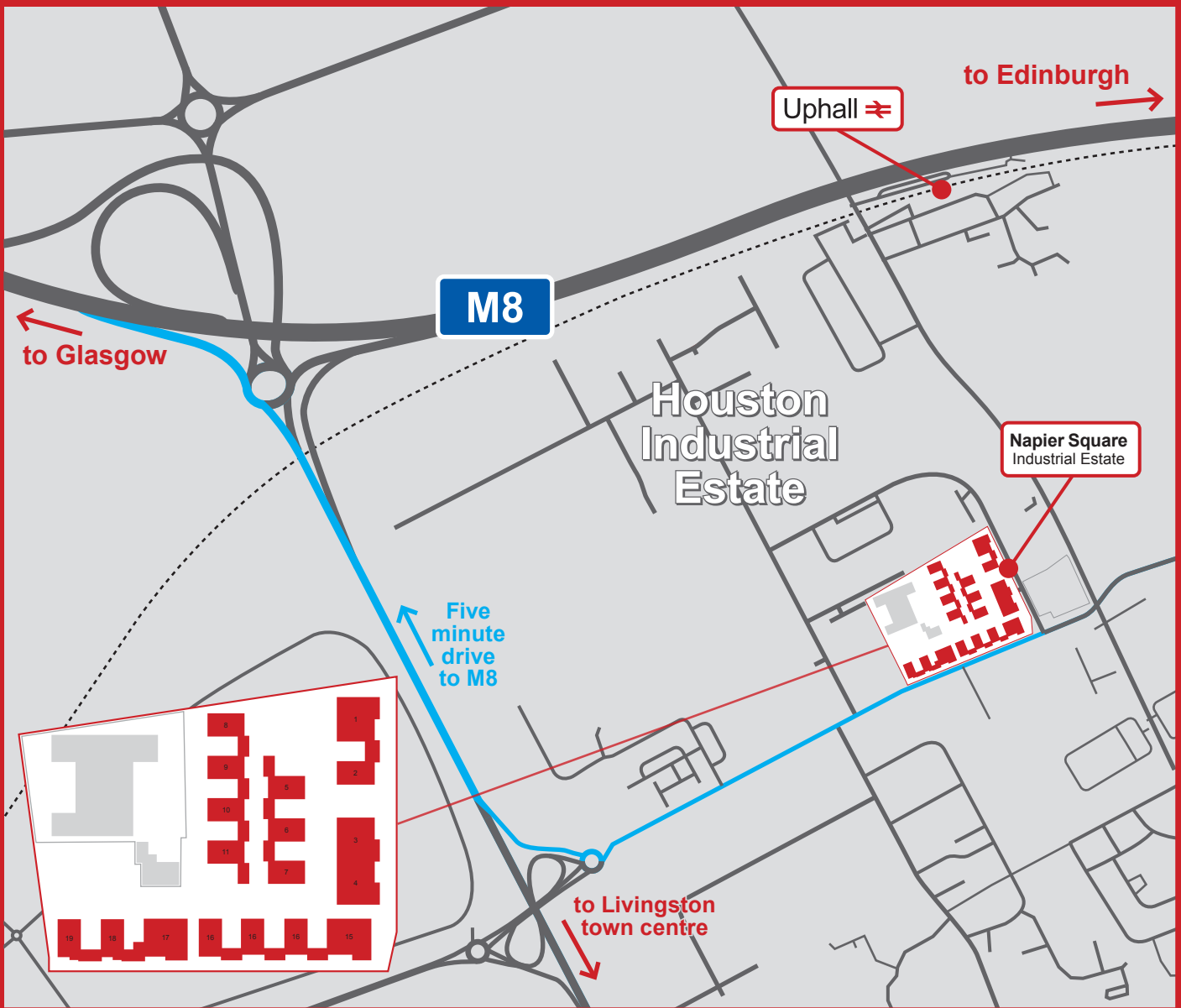
45 Frederick Street, Edinburgh EH2 1EP

Contact: Roger Telford

0131 344 4197 • 07917 558449

roger@telfordproperty.com • www.telfordproperty.co.uk





Denwolf
ASSET MANAGEMENT

146 West Regent Street, Glasgow, G2 2RQ

Contact: Grant Scrimgeour

0141 225 8555

info@denwolf.co.uk • www.denwolf.co.uk

T
TELFORD
PROPERTY CONSULTANTS

45 Frederick Street, Edinburgh EH2 1EP

Contact: Roger Telford

0131 344 4197 • 07917 558449

roger@telfordproperty.com • www.telfordproperty.co.uk

DISCLAIMER: No one is authorised to use or copy the information in this brochure in any way. While we endeavour to ensure information is correct no reliance can be placed on any of the data contained in this brochure and no warranty is given in relation to the information - no responsibility can be accepted by **Denwolf Asset Management and Telford Property Consultants** or any decisions taken upon its contents. Interested parties must satisfy themselves in relation to Planning, Rates, Areas, Legal Matters and health & Safety Issues. **December 2019**