

Flexible lease terms &
Incentives Available

jointproperties

Industrial/ Warehouse Premises **TO LET**

Unit available from April 2009

Size - 2,280 sq.m. (24,542 sq.ft.)

Rental from **£4.25** per sq. ft.

- Prominent unit visible from the A899 link road (Links J3 of the M8 with Livingston Town Centre)
- Large yard (with planning consent to extend and secure) and separate secure car parking
- Flexible leases available
- Refurbished, good quality accommodation
- Suitable for manufacturing, distribution or storage occupiers

Unit 1 **FIRTH ROAD**

HOUSTOUN INDUSTRIAL ESTATE
LIVINGSTON
EH54 5DJ



Unit 1

FIRTH ROAD

LOCATION

Livingston is one of Scotland's leading industrial locations and benefits from direct access to the M8 motorway (Junction 3) which links Edinburgh (17 miles) and Glasgow (30 miles).

Houstoun Industrial Estate is Livingston's largest industrial estate and is situated to the north east of the town. The property occupies a very prominent position on the west side of the estate looking directly onto Livingston Road.

LEASE TERMS

The unit is available on new full repairing and insuring lease for a term to be agreed.

The landlord will consider a wide range of leasing arrangements, and incentives packages depending on tenant's requirements and the usual covenant and other checks.

Quoting rents are from £4.25 per sq.ft. taking into account lease length, covenant strength and other terms.

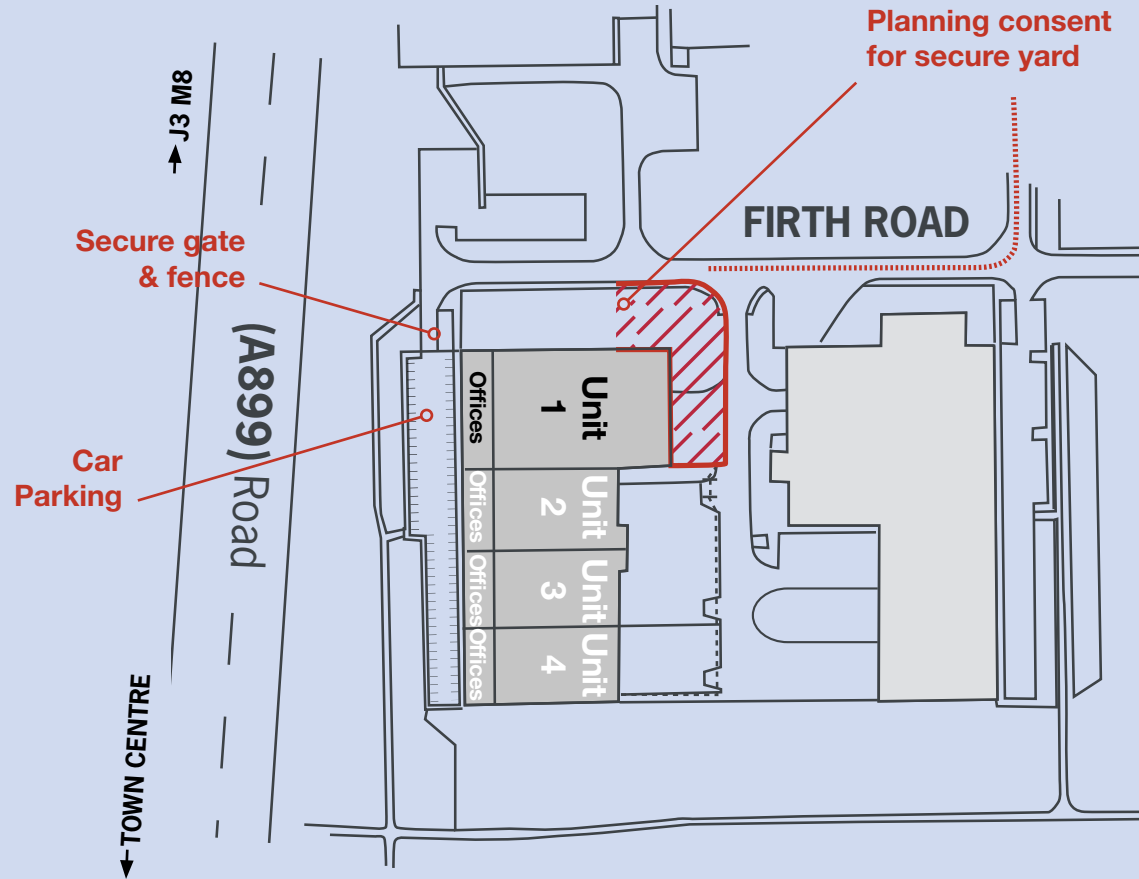


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SPECIFICATION

- Minimum eaves height of 4m to the underside of the haunch rising to 6m
- High quality new cladding with block work to dado level
- High quality open plan offices with separate entrance hall and reception areas
- 3 phase power supply, gas central heating, suspended ceilings with recessed lighting, and carpeting to offices and reception area
- Male and female WC facilities
- Drive in and dock leveller vehicle access
- Large yard (with consent to extend) and separate secure car parking
- Existing tenants include Norwest Holst, Hertz and Anglian Windows

SITE PLAN & ACCOMMODATION



Unit 1 2,280 sq m 24,542 sq ft	Unit 2 Anglian	Unit 3 Hertz	Unit 4 NORWEST HOLST
Offices	Offices	Offices	Offices

Unit	sq.m.	sq.ft.
1	2,280	24,542
The gross internal areas of the premises have been measured in accordance with RICS Guidelines		

Unit 1

FIRTH ROAD

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RATEABLE VALUE

The property has been entered in the Valuation Roll with the following Rateable Value:

Unit 1 £83,100

Any new occupier will have the right to appeal.

VAT & SERVICE CHARGE

VAT will be payable on the rent and all other charges associated with occupation. There will also be a service charge to cover common maintenance and estate management costs. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING & FURTHER INFORMATION



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