



Design Build Opportunity  
For Sale or Lease

Firth Road  
Houstoun Industrial Estate  
Livingston

Area 4.2 acres (1.7 hectares)



## LOCATION

Livingston is well located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow and lies immediately south of the M8 motorway which provides direct links to the Scottish Motorway Network.

Both Edinburgh and Glasgow airports are within easy reach with the docks at Grangemouth, Leith and Rosyth all within a 40 minute drive. Eurocentral is located 15 miles west of Livingston and via the Channel Tunnel links Central Scotland with mainland Europe.

## HOUSTOUN

Houstoun Industrial Estate is located in the north east corner of Livingston adjacent to Junction 3 on the motorway. The estate is well established with a mix of class 4, 5 and 6 occupiers including Mitsubishi, Booker and Paterson Shortbread.

## SITE

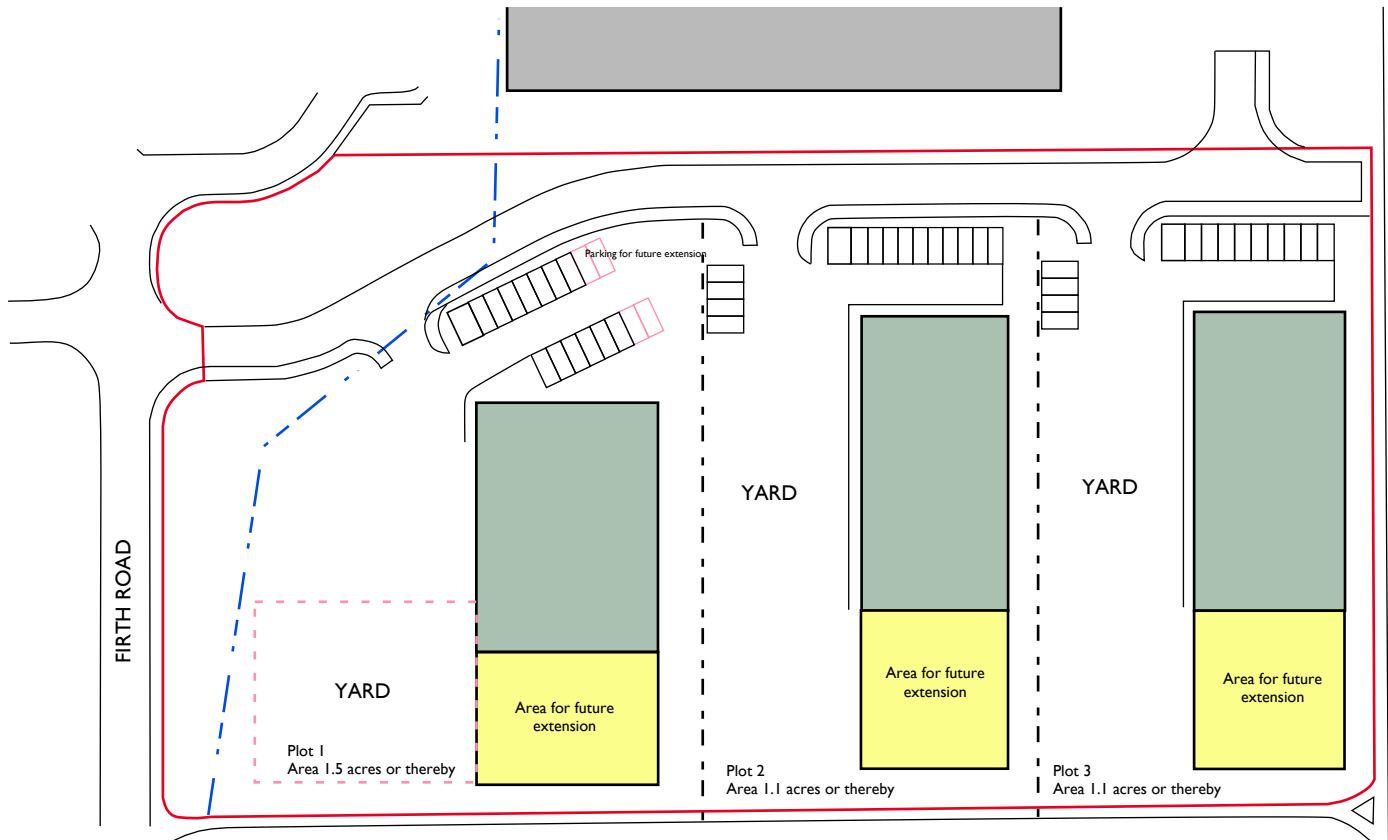
The site is located on Firth Road in the centre of the estate and extends to approximately 4.2 acres (1.7 hectares) usable space although additional land can be made available for storage subject to planning.

## PROPOSALS

Our clients are keen to pursue design build solutions for the site and to this end have developed the layout below showing three sites of 1.0 to 1.5 acres each incorporating a 10,000sq.ft. building with yard and expansion land. Detailed proposals can be developed for any of the schemes shown or a single building utilising the whole site.

## Terms

The buildings can be provided for purchase or lease subject to a 15 year full repairing and insuring agreement. Prices will be dependent on specification.



## CONTACT

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