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INDUSTRIAL

1 FIRTH ROAD

HOUSTOUN INDUSTRIAL ESTATE **LIVINGSTON** EH54 5DJ

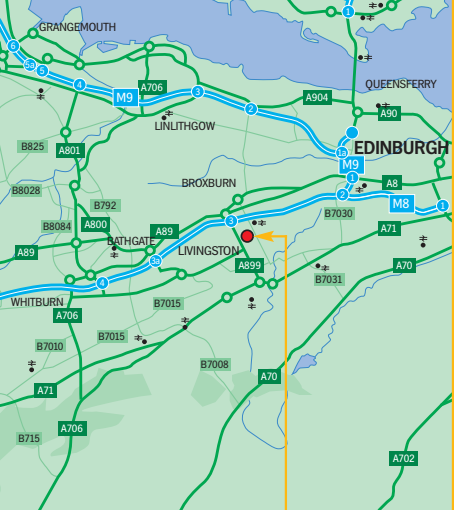


TO LET

HIGH QUALITY WORKSHOP UNITS **FROM 1,332 SQ FT (124 SQ M)**

FLEXIBLE LEASE TERMS AND IMMEDIATE AVAILABILITY

www.whittlejones.com



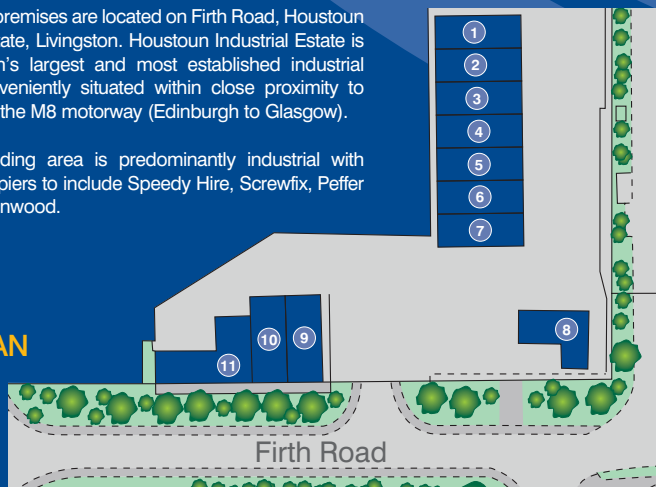
1 FIRTH ROAD • HOUSTOUN INDUSTRIAL ESTATE • LIVINGSTON  **EH54 5DJ**

LOCATION

The subject premises are located on Firth Road, Houston Industrial Estate, Livingston. Houston Industrial Estate is West Lothian's largest and most established industrial location conveniently situated within close proximity to junction 3 of the M8 motorway (Edinburgh to Glasgow).

The surrounding area is predominantly industrial with nearby occupiers to include Speedy Hire, Screwfix, Peffer Paint and Danwood.

SITEPLAN



TRAVEL DISTANCES

Edinburgh	✈ 9 miles	22 mins
Edinburgh	16 miles	34 mins
Grangemouth	17 miles	35 mins
Dunfermline	21 miles	37 mins
Glasgow	34 miles	43 mins
Glasgow	✈ 42 miles	54 mins
Dundee	66 miles	1hr 27 mins

Source: The AA

AVAILABILITY SCHEDULE

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	1,391	129
2	1,391	129
3	1,391	129
4	1,385	129
5	1,388	129
6	1,391	129
7	1,332	124
8	1,349	125
9	1,482	138
10	1,484	138
11	2,102	195
TOTAL	16,086	1,494

SPECIFICATION

The estate comprises 11 individual units providing a total of 16,086 sq ft of workshop / industrial space ranging in size from 1,332 sq ft to 2,102 sq ft each benefiting from:

- Office, toilet and kitchen facilities
- 3 phase electrical supply
- Concrete floor
- 3.3m x 3.3m overhead sectional loading doors
- Common yard and car parking facilities

TERMS

Each unit is available for immediate occupation for a term to be agreed by way of an easy in easy out flexible internal repairing tenancy agreement.

Full details of the rent and other charges applicable are available from the marketing agents.

All figures quoted are exclusive of, but will be liable for, VAT.

BUSINESS RATES

In the usual way the tenant will be liable for the payment of the business rates. From the 1st April 2011 - 1st April 2012 a tenant is eligible for 100% relief on their business rates bill, provided that the cumulative rateable value of the tenant's non domestic properties is below the threshold of £10,000.

VIEWING

To arrange a viewing please contact one of our marketing agents.

MISREPRESENTATION ACT: The Agents on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by the Agents has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of the Agents. July 2011. Designed and produced by Creativeworld Tel 01282 858200.

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