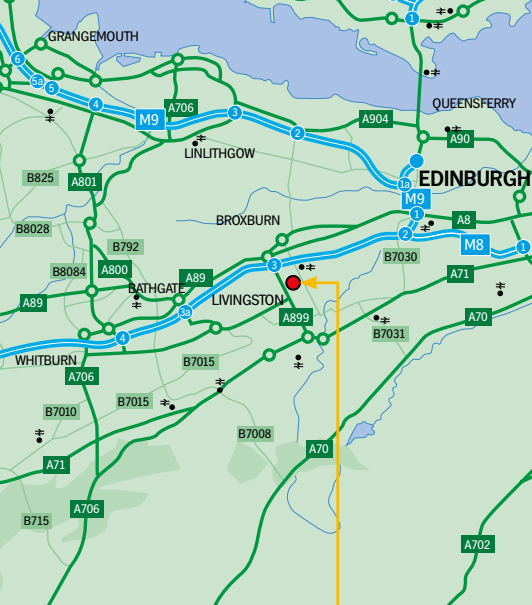


1 FIRTH ROAD

HOUSTOUN INDUSTRIAL ESTATE **LIVINGSTON** EH54 5DJ



TO LET
WORKSHOP UNITS
1,332 SQ FT to 2,966 SQ FT
(124 SQ M to 276 SQ M)



LOCATION

1 Firth Road is located on the wider Houston Industrial Estate, which is one of West Lothian's largest and most established industrial location and is situated less than 2 miles to the north of Livingston town centre.

The subject premises are conveniently located within close proximity to junction 3 of the M8 (Edinburgh to Glasgow) motorway, which in turn connects to the wider Scottish motorway network.

The surrounding area is predominantly industrial in nature with nearby occupiers including, Screwfix, Tile Giant, Wyman Gordon and Mitsubishi Electric.

SPECIFICATION

1 Firth Road is a modern estate in an established location and comprises 10 individual workshop / storage units ranging in size from 1,332 sq ft to 2,966 sq ft with each unit benefiting from:

- 3.3m x 3.3m loading door
- 3 phase electricity supply
- Integral small office, kitchen and toilet facilities
- Generous common yard and car parking areas

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

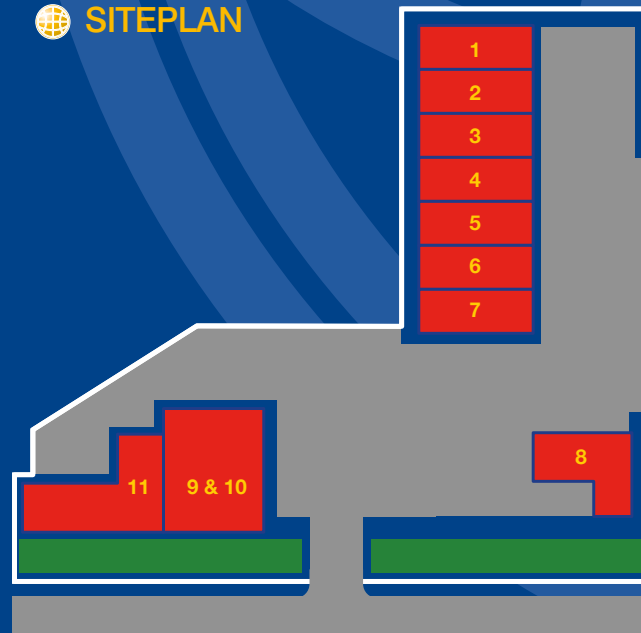
ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)	EPC RATING	
1	1,391	129	B	29
2	1,391	129	B	29
3	1,391	129	B+	21
4	1,385	129	B+	21
5	1,388	129	B+	21
6	1,391	129	B+	21
7	1,332	124	B+	21
8	1,349	125		
9/10	2,966	276	B	30
11	2,102	195	B	29
TOTAL	16,086	1,494		

For details of current availability please contact one of our letting agents.

Copies of individual EPC's are available on request from the letting agents.

SITEPLAN



TERMS/RENTS/OTHER CHARGES

The units are available on flexible lease terms at competitive rents.

Details of the rents and other charges are available on request from the letting agents.

All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

VIEWING

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

Graeme Pollock
graeme.pollock@japollock.co.uk

John Dunsmore
john.dunsmore@japollock.co.uk



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