## TO LET





# 1 FIRTH ROAD

HOUSTOUN INDUSTRIAL ESTATE | LIVINGSTON | EH54 5DJ

WORKSHOP/INDUSTRIAL UNITS

1,332 - 2,966 SQ FT

#### **DESCRIPTION**

1 Firth Road offers a total of 16,086 sq ft of high-quality workshop and storage space, arranged across 10 modern units ranging in size from 1,332 sq ft to 2,966 sq ft. Located on the well-established Houstoun Industrial Estate, the property benefits from a prominent position with strong transport links and a thriving business community.

Each unit includes a dedicated personnel entrance and a loading door, while the estate itself features a generous shared yard with ample parking provision for staff and visitors.

#### **KEY FEATURES**













### **SITE PLAN**

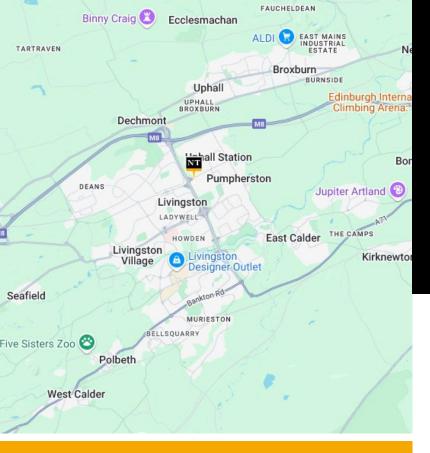
For current availability please get in touch with us on 01324 489583.











#### **LOCATION**

1 Firth Road is situated within Houstoun Industrial Estate, one of West Lothian's most established industrial and distribution hubs. The estate lies less than 2 miles north of Livingston town centre. offering excellent access to local amenities and workforce.

With its proximity to Junction 3 of the M8, the site provides fast and convenient links to both Edinburgh and Glasgow, as well as the broader Scottish motorway network.

The surrounding area is home to a range of national and regional occupiers, reinforcing the estate's reputation as a thriving and strategic business location.



#### **VIEWING & FURTHER INFO**

For further information or to arrange a viewing, please contact one of the letting agents.

#### **TERMS**

There are a range of flexible leasing options available. For further details please contact us.

#### **EPC**

Copies of individual EPC certificates can be made available on request.





scotland@northerntrust.co.uk

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## **BUSINESS UNITS TO LET ACROSS THE UK**

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