



TO LET

1 FIRTH ROAD

HOUSTOUN INDUSTRIAL ESTATE, LIVINGSTON, EH54 5DJ



- Established industrial location
- 3.3 x 3.3 loading doors
- Generous common yard
- Ample car parking
- Integral small office
- 2 miles to Livingston Town Centre

WORKSHOP / INDUSTRIAL UNITS
1,332 - 2,966 sq ft (124 - 276 sq m)

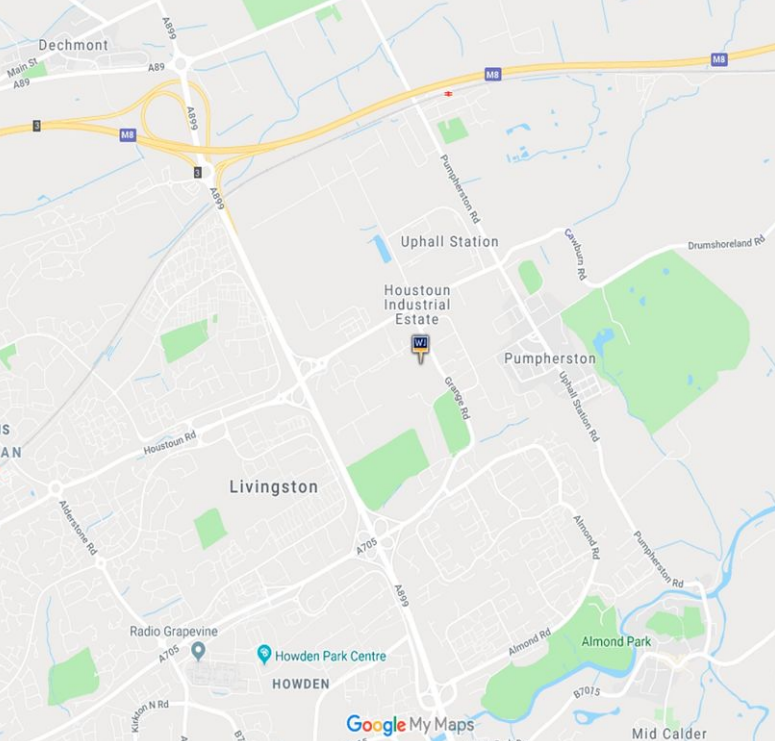
ACCOMMODATION SCHEDULE

Unit	Size	
	Sq ft	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
9/10	2,966	276
11	2,102	195
Total	16,086	1,494

TRAVEL DISTANCE

Location	Miles	Mins	
J3, M8	1.8	5	Car
Livingston Town Centre	2	6	Car
Edinburgh	18.1	41	Car
Glasgow	33.2	39	Car

Source: theAA.com



1 FIRTH ROAD

HOUSTON INDUSTRIAL ESTATE, LIVINGSTON



DESCRIPTION

1 Firth Road is a modern industrial estate totalling 16,086 sq ft. Set within the established Houston Industrial Estate, the estate comprises 10 individual workshop / industrial units ranging in size from 1,332 sq ft up to 2,966 sq ft.

Externally the estate has a generous common yard area with ample car parking provision.

SPECIFICATION

- Well established industrial and business location
- Flexible terms available
- 3 Phase electricity
- Integral small office
- Generous parking provision
- 3.3m x 3.3 loading door

EPC

The EPC rating on available units range from B21 - B30. A copy of the EPC Certificate is available upon request.

TERMS

There are a range of flexible leasing options available.

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 Gordan and Mitsubishi Electric.

VIEWING / FURTHER INFO

To arrange a viewing please contact one of the letting agents



Whittle Jones - Suite 5A, Earls Court, Earls Gate Business Park, Grangemouth FK3 8ZE

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