

TO LET



1,332 - 2,966 SQ FT

MODERN WORKSHOP/INDUSTRIAL UNITS TO LET

1 FIRTH ROAD

HOUSTOUN INDUSTRIAL ESTATE | LIVINGSTON | EH54 5DJ



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DESCRIPTION

One 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



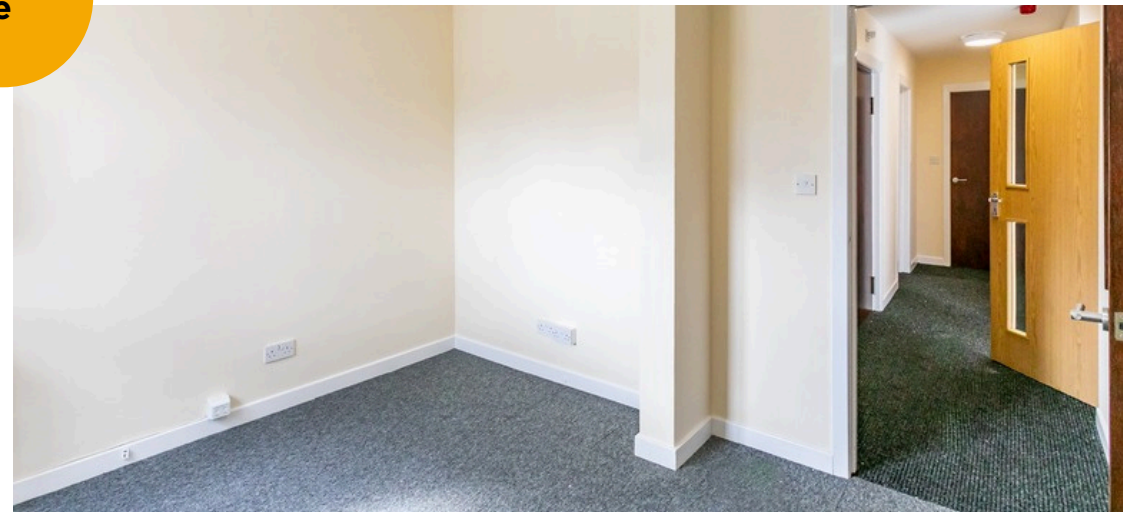
**3 Phase
Electricity Supply**



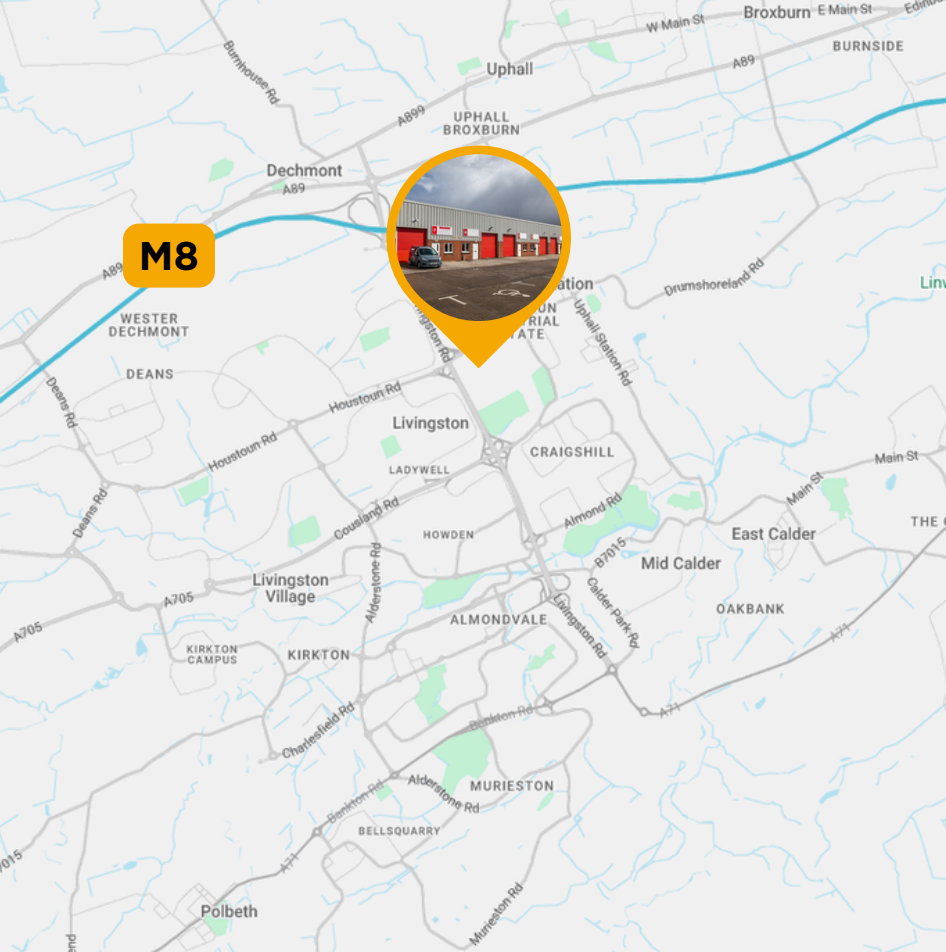
**On-Site
Car Parking**



**Integrated
Office/Reception Space**







LOCATION

One 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 Livingstontown 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.



GOOD NEARBY AMENITIES



TERMS

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

EPC

Copies of EPC certificates are available upon request.

VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.



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