



Shairps Business Park, Livingston
EH54 5FD

- ▶ High quality trade/industrial/warehouse unit with private gated yard
 - ▶ 10,282 sq ft
 - ▶ Available on flexible terms
- To Let**

Unit 30 available To Let



www.livingstontradepark.co.uk

NORTHWOOD
URBAN LOGISTICS 



THE SITE

Approximately 15 miles west of Edinburgh and 33 miles to the east of Glasgow.

- ▶ Livingston Trade Park is designed to offer occupiers full flexibility to fit out as best suits their business
- ▶ The prominent site is situated on Houston Road within the established Houston Industrial Estate, adjacent to J3 of the M8 motorway (0.5 miles)
- ▶ This prime West Lothian location is also well served by the Uphall Railway Station and Edinburgh Airport
- ▶ The units are visible from other local occupiers such as Screwfix, Toolstation, Burton Roofing Merchants, Johnstone's Decorating Centre, J&W Carpets and VP plc

Accommodation

All areas are approximate on a GIA sq ft basis.

Unit

23 Windows and Doors Wholesale Ltd

24 YESSS Electrical Ltd

25 IOC Anabtawi UK Ltd

26 AVAILABLE 3,645 sq ft (339 sq m)

27 City Plumbing Supplies Holdings Ltd

28 Scottish Bioenergy Cooperative Ventures Ltd

29 Move Fresh

30 AVAILABLE 10,282 sq ft (955 sq m)



UNIT 30

10,282 sq ft

General Specification

Flexible industrial/warehouse unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



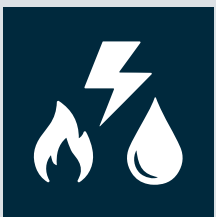
8m clear
internal height



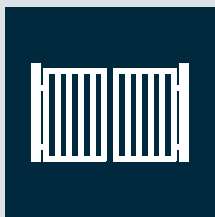
37.5kN sq m
floor loading



2 roller shutter
doors



Mains gas, electric,
water and ducting
for fibre



Private gated
yard

Planning Use

The unit has consent for Class 4, 5 and 6 (general business, storage and distribution). There is also consent to construct additional mezzanine space.

Terms

Available on a leasehold basis on FRI terms.







GREEN CREDENTIALS

The scheme ensures an approximate 18.8% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

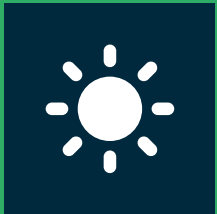
The green initiatives include:



Low air permeability design



2 Electric vehicle charging points per unit



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



EPC rating of A



Cycle parking



TRAVEL DISTANCES

Shairps Business Park, Houston Road, Livingston EH54 5FD

Road (travel times by car)

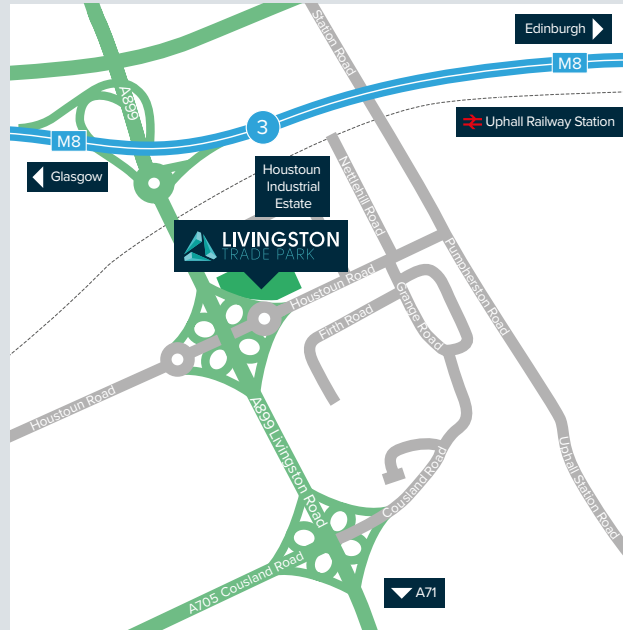
M8 J3	0.5 miles	5 mins
M9 J2	7.1 miles	20 mins
Edinburgh City Centre	15 miles	35 mins
Glasgow City Centre	33 miles	45 mins

Rail

Uphall Railway Station	1.2 miles	6 mins
Livingston North	1.8 miles	6 mins
Livingston South	3.6 miles	8 mins
West Calder	6.2 miles	3 mins

Airport

Edinburgh	10.2 miles	16 mins
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More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. June 2026.