

# DM HALL

For Sale/  
May Let

**Income Producing  
Industrial Facility**

16 Grange Road,  
Houstoun Industrial  
Estate  
Livingston  
EH54 5DE

3,196 SQM  
(34,399 SQ FT)



# Property Details

- Income producing property let to Mitsubishi Electric Air Conditioning Systems Europe Limited
- Well located within West Lothian's premier industrial estate
- Total floor area 3,196 SQM (34,399 Sq Ft) on a site of 0.82 Ha (2.01 Acres)
- Offers in excess of £2,200,000 plus VAT
- Consideration will be given to granting a new lease upon expiry of the current tenancy

## LOCATION:

Livingston is strategically located approximately 17 miles to the west of Edinburgh and 30 miles east of Glasgow. Houston Industrial Estate lies adjacent to the M8 Motorway that connects the 2 cities and is the premier industrial location in West Lothian.

The subjects are centrally located on Grange Road, which is accessed from Houston Road, the main thoroughfare within the estate. Junction 3 of the M8 lies less than a mile to the north of the subjects and in turn links to the Scottish Motorway Network. Occupiers in the vicinity include, Toolstation, Screwfix, St Andrews Timber and Building Supplies and Mitsubishi Air Conditioning Systems Europe Ltd.



## DESCRIPTION:

The subjects comprise a detached 3 bay industrial unit located on a secure, self contained site finished to the following specification:

- Steel portal framed construction
- Brick/profiled metal sheet walls
- Profiled metal sheet roof incorporating approximately 10% translucent light panels
- Minimum eaves height 3.5 metres rising to 4.84 metres at apex in original 2 bay element
- Minimum eaves height 5.35 metres rising to 6.83 metres at apex in single bay extension
- 4 roller shutter loading doors
- Gas fired hot air blowers to warehouse areas
- 3 phase power supply
- Generous office and staff welfare accommodation
- Large dedicated loading yard and parking area
- Total site area approximately 0.82 Ha (2.01 acres)

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following gross internal area has been calculated:

3,196 SQM (34,399 SQ FT)

## NON DOMESTIC RATES:

According to the Scottish Assessor's Association website, the subjects have the following Rateable Value effective from 1st April 2026.

Rateable Value: £176,500

Further information on rates payments is available from [www.saa.gov.uk](http://www.saa.gov.uk)



# Property Details

## LEASE:

The subjects are held on a Full Repairing and Insuring lease by Mitsubishi Electric Air Conditioning Systems Europe Limited expiring on 28th July 2027 at a rent of £185,000 plus VAT per annum.

## SALE/LEASE:

Offers in excess of £2,200,000 plus VAT are sought for the benefit of our client's heritable interest in the subjects with the benefit of the existing income. Alternatively, consideration may be given to the granting of a new lease upon expiry of the current tenancy. Further information is available from the sole agent.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

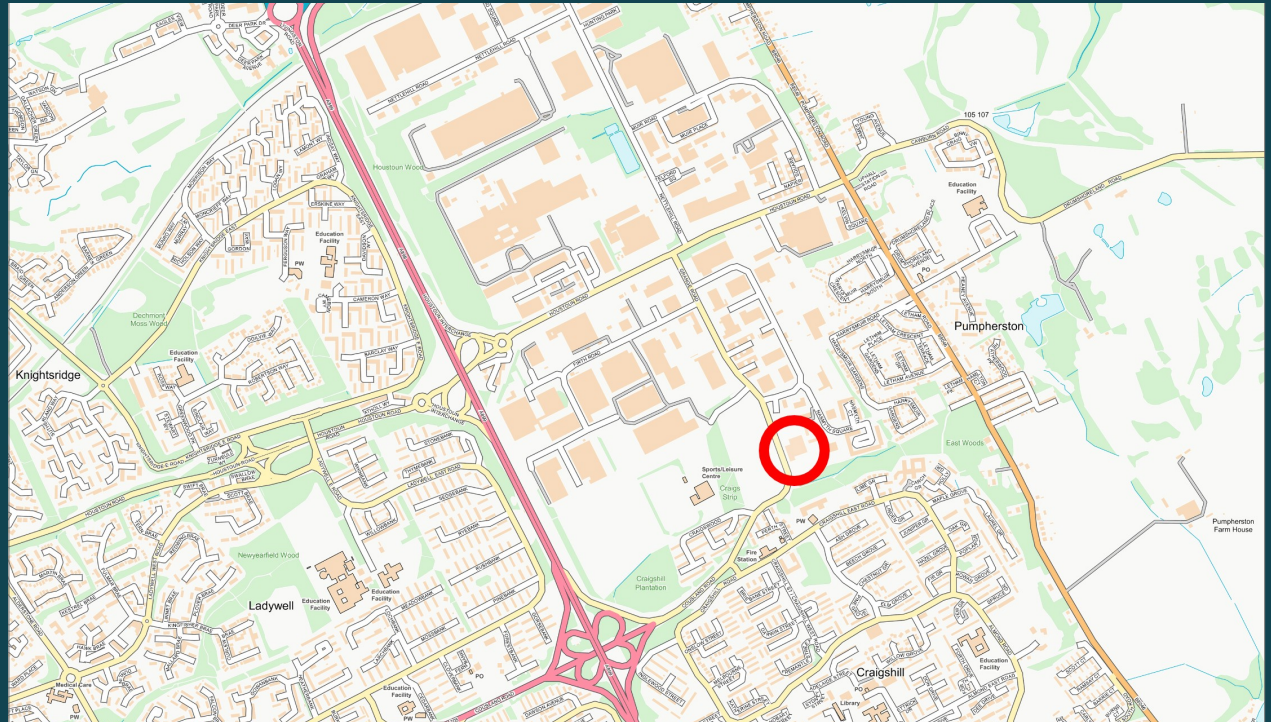
All prices quoted are exclusive of VAT.

## ENERGY PERFORMANCE:

The subjects have an EPC rating of B. A copy of the Energy Performance Certificate is available on request.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.



## Make an enquiry

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**DM HALL**



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**RICS**