



## Detached Industrial Unit

**INDUSTRIAL**

**TO LET**

**8,423 SQ FT**

**(782.52 SQ M)**

- Self-contained Industrial Unit
- 7m clear internal height and 7.9m to wall head
- Private and secure yard/parking to front and rear
- Directly accessible from Nettlehill Road
- Close to J3 M8
- Within walking distance of Uphall Railway Station

# UNIT 9, TELFORD SQUARE BUSINESS PARK, HOUSTOUN INDUSTRIAL ESTATE, LIVINGSTON, EH54 5PQ

## DESCRIPTION

The property comprises of a self-contained industrial unit, with notable features outlined below:

- Private and secure yard and parking spaces at the front and rear of the property.
- Steel portal frame fully clad with profiled sheet panels.
- Pitched roof with translucent roof panels.
- 2 roller shutter access doors (one at the front and one to the rear),
- 7m clear internal height to steel haunch and 7.9m to wall head.
- Two-storey office spaces at both the front and rear of the unit
- Solid concrete floor.
- 3 phase electricity supply.

## LOCATION

Livingston is strategically positioned adjacent to the M8 motorway, offering convenient access to the broader Scottish motorway network through Junctions 3 & 3A. To the east, Edinburgh International Airport is reachable within a 15-minute drive, while Glasgow Airport is approximately a 45-minute drive to the west. Telford Square Business Park is located midway along Nettlehill Road on the right-hand side, within Houston Industrial Estate, situated northeast of Livingston town centre, about 0.5 miles from Junction 3 of the M8. Uphall railway station is approximately 1 mile north of the property, and Livingston North station is 2 miles west.

## ACCOMMODATION

The accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
Unit 9 - Ground Floor	8,423	782.52	Available
Total	8,423	782.52	

## TERMS

The current tenant has a lease in place that is scheduled to expire on 20 October 2034 subject to a tenant only break option scheduled for 21 October 2029. The lease is available by way of sub-let or assignment. Alternatively, a new lease may be available direct from the landlord, subject to a surrender of the existing lease. Further terms are available from the joint letting agents.

## RATEABLE VALUE

The premises are entered into the current Valuation Roll with Rateable Value of £44,100.

## SERVICE CHARGE

A service charge is payable by each of the tenants on the estate. Further details available on request.

## EPC

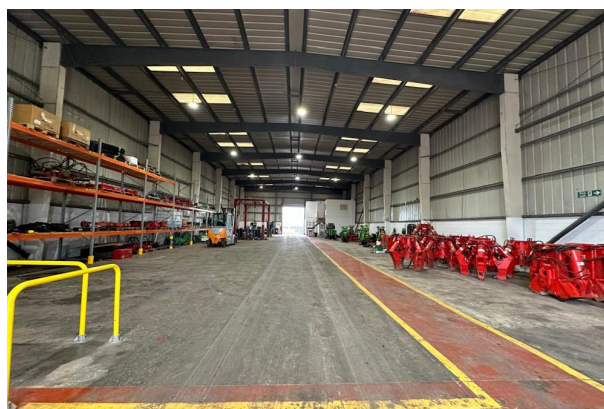
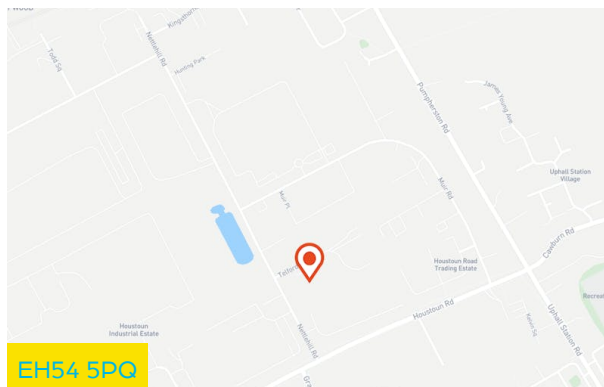
The property has an EPC rating of B. A copy of the EPC is available to interested parties on request.

## VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction together with VAT thereon. The ingoing tenant will be responsible for registration dues and LBTT.



## VIEWINGS & FURTHER INFORMATION

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