

DM HALL

To Let

PRELIMINARY
DETAILS

Industrial

14 Grange Road,
Houstoun
Industrial Estate
Livingston
EH54 5DE



5,324 SQM
(57,304 SQ FT)

Property Details

- Located within West Lothian's premier industrial estate
- Total floor area 5,324 SQM (57,304 SQ FT)
- 2 storey office accommodation
- Self contained site of 2.04 Ha (5.04 acres) bounded by palisade fencing
- £290,000 plus VAT per annum
- Immediate entry available

LOCATION:

Livingston is strategically located approximately 17 miles to the west of Edinburgh and 30 miles east of Glasgow. Houstoun Industrial Estate is the premier industrial estate in West Lothian and lies adjacent to Junction 3 of the M8 Motorway that connects the 2 cities and provides access to the wider Scottish Motorway Network.

The subjects are centrally located on Grange Road, which is accessed from Houstoun Road, the main thoroughfare within the estate. 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 standalone industrial unit located on an extensive self contained site finished to the following specification:

- Brick/block/profiled metal sheet walls
- Profiled metal sheet roof incorporating approximately 20% translucent light panels
- Minimum eaves height 4.89 metres rising to 6.36 metres maximum
- 7 large electrically operated loading doors
- Gas fired hot air blowers to warehouse areas
- 3 phase power supply
- Generous office and staff welfare accommodation over 2 levels with air conditioning in part
- Large dedicated loading yard and parking area with a combination of concrete, tarmac and hardcore surfacing
- Palisade perimeter fencing
- Total site area approximately 2.04 Ha (5.04 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:

5,323 SQM (57,304 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: £237,500

Further information on rates payments is available from www.saa.gov.uk



Property Details

LEASE:

The subjects are available immediately on a new Full Repairing and Insuring lease for a period to be agreed at an annual rent of £290,000 plus VAT.

LEGAL COSTS:

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

VAT:

All figures are quoted 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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