

# DM HALL

## To Let / For Sale

To Let / For Sale -  
Industrial Unit  
Immediate Entry  
Available

14 Grange Road,  
Houstoun  
Industrial Estate,  
Livingston, EH54  
5DE



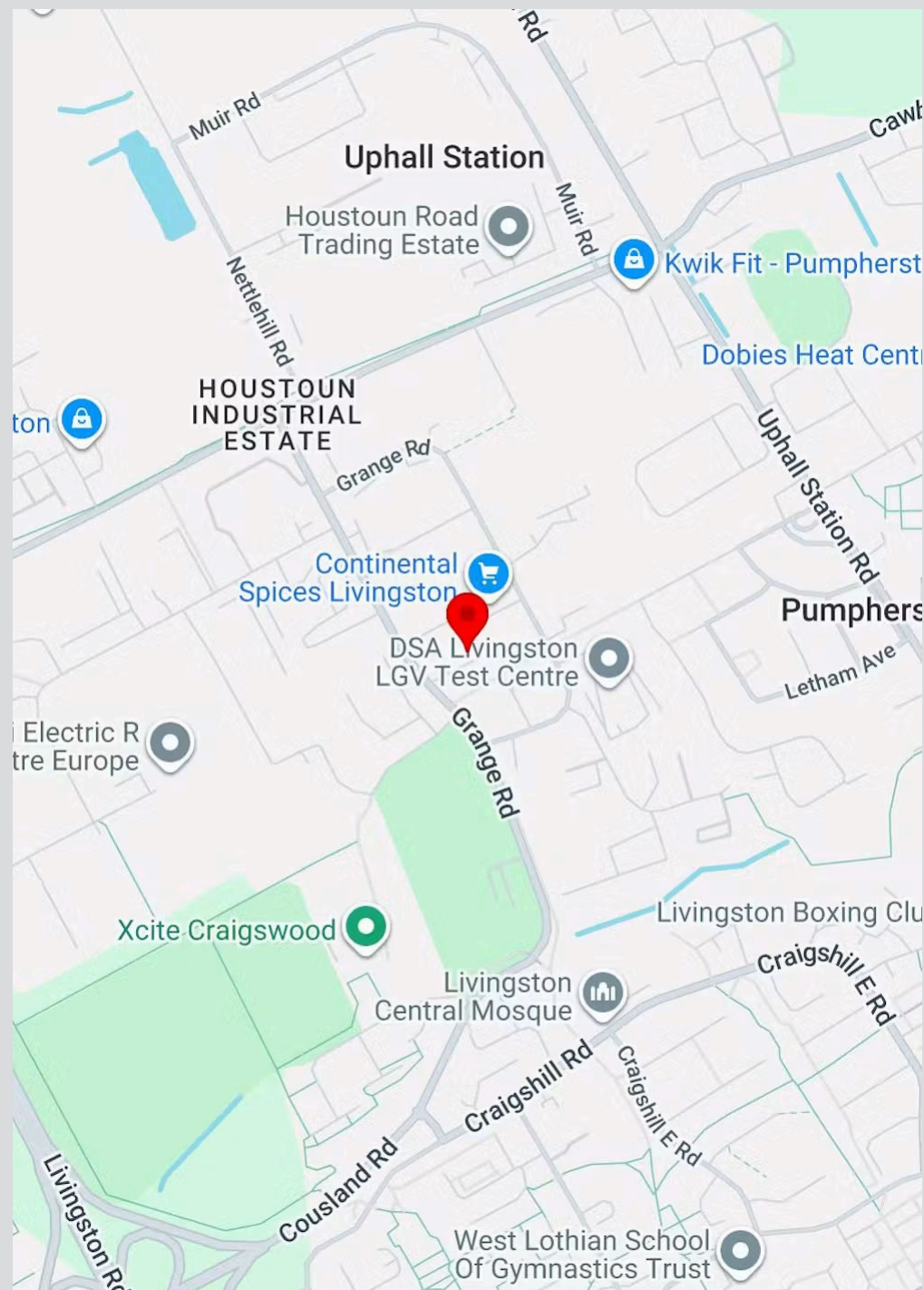
5,323.72 sq m  
(57,304.05 sq ft)

- 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
- Our client is seeking offers over £3,000,000 plus VAT for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).

## LOCATION

Livingston is strategically located approximately 17 miles to the west of Edinburgh and 30 miles east of Glasgow. Houston 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 Houston 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)

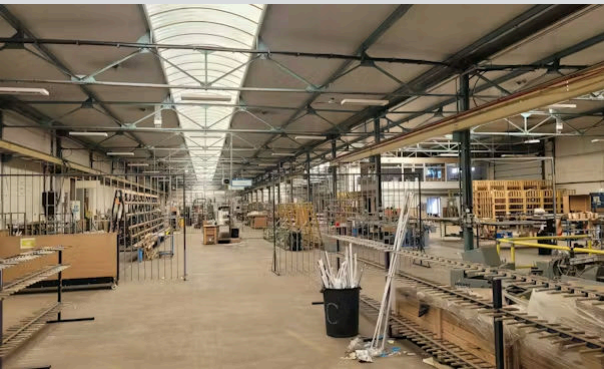
FLOOR AREA

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and the following floor areas have been calculated.

| Building Type | sq ft     | sq m     |
|---------------|-----------|----------|
| Industrial    | 57,304.05 | 5,323.72 |
| Total         | 57,304.05 | 5,323.72 |

SALE TERMS:

We are seeking offers over £3,000,000 plus VAT for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).



### LEASE TERMS:

We are seeking offers over £290,000 plus VAT per annum for a new FRI lease on the premises

### EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

### LEGAL COSTS

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

### VAT

All prices are quoted exclusive of VAT which will be chargeable.

### NON-DOMESTIC RATES

Rates Payable: £237,500 per annum We understand the subjects has a rateable value of £237,500. Further information can be obtained from the Scottish Assessors Association Website.  
Rateable Value: £237,500

### VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

### ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

**DM HALL**



Regulated by  
**RICS**



## Make an enquiry

Ian Davidson  
07720 055655  
ian.davidson@dmhall.co.uk

Harry Pattullo  
07341 485343  
harry.pattullo@dmhall.co.uk

**DM Hall**  
17 Corstorphine Road  
Edinburgh, EH12 6DD  
0131 624 6130

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ESA3870

DATE OF PUBLICATION: SEPTEMBER 2026