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. 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)

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

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PROPERTY REF: ESA3870

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