

TO LET

**RANGE OF INDUSTRIAL UNITS & YARDS SPREAD ACROSS LIVINGSTON
(1,200 SQFT — 10,000 SQ FT) / (1 — 16 ACRES)**



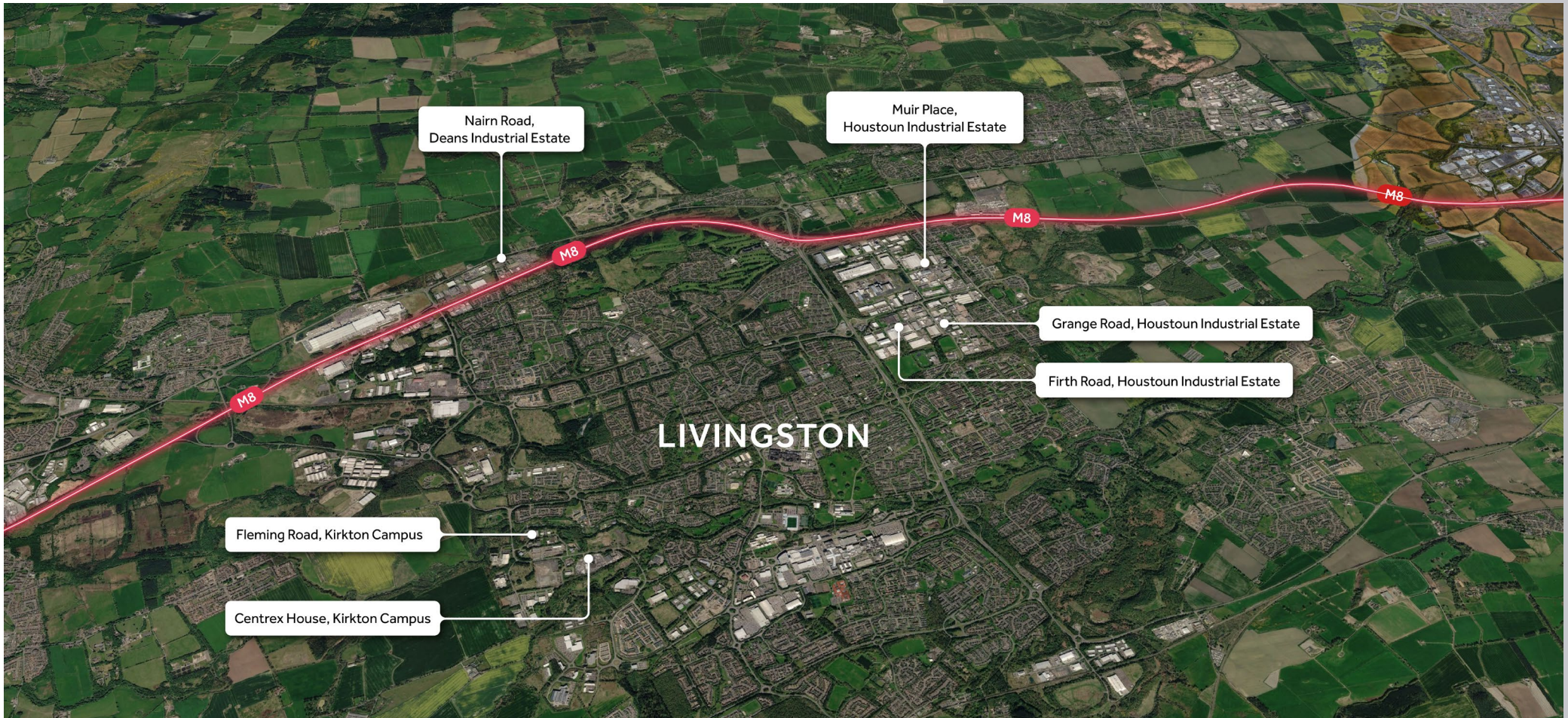
Muir Developments Portfolio, Livingston

- A wide range of industrial units spread across multiple prime industrial sites in Livingston
- Unit sizes ranging from 1,200 — 10,000 sq ft
- Excellent connectivity to the M8
- Yards / External storage available / Design & Build
- Motor trade not considered
- Rent on application

LOCATION

Located in the heart of West Lothian, Livingston offers an exceptional strategic base for industrial, logistics, manufacturing and trade occupiers. Positioned between Edinburgh and Glasgow, Livingston provides an ideal central location for businesses requiring efficient access across the Scottish Central Belt and beyond. Muir Developments have a large portfolio offering a range of industrial units and yards across multiple sites in Livingston. All of the available units are within prominent and sought after industrial locations to include;

- + Muir Place, Houston Industrial Estate
- + Grange Road, Houston Industrial Estate
- + Firth Road, Houston Industrial Estate
- + Nairn Road, Deans Industrial Estate
- + Fleming Road, Kirkton Campus
- + Centrex House, Kirkton Campus
- + Five Sisters Business Park, West Calder



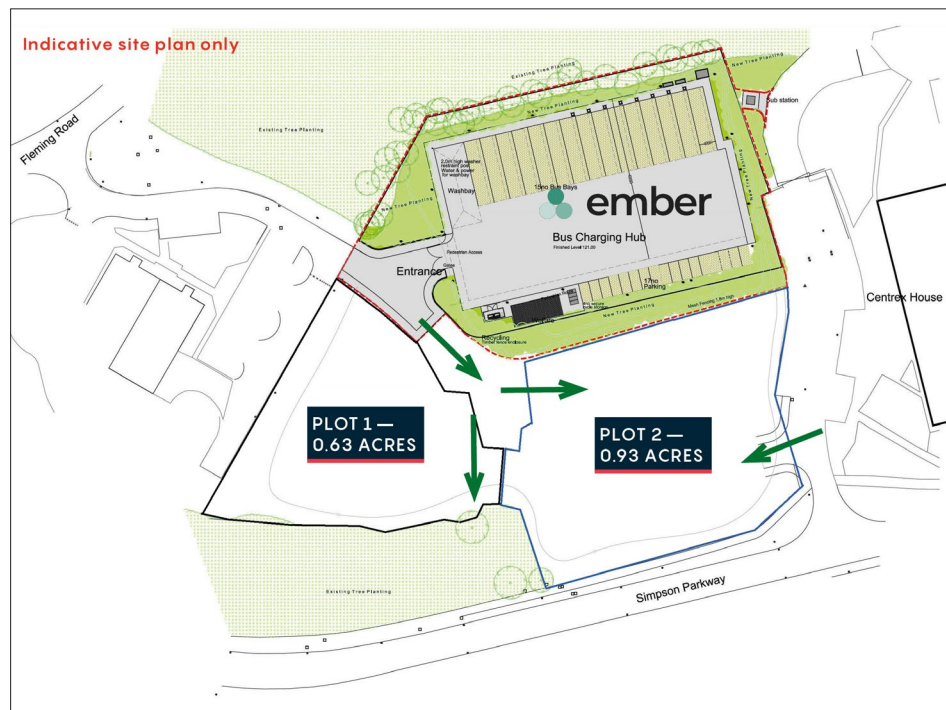
DESCRIPTION

The portfolio comprises a variety of units ranging from 1,200 sq ft to 10,000 sq ft. They are a mixture of new build units and refurbished buildings but are consistent in nature, with a steel portal frame construction arranged over a single floor offering open plan industrial accommodation with office and W/C facilities. The units benefit from roller shutter access and are suitable for a variety of business uses.

The Landlord also owns a variety of industrial yards and can offer external storage options for occupiers, as well as design & build opportunities.

RATEABLE VALUE

Available upon request on an individual basis.



LEASE TERMS

The properties are available by way of a new full repairing and insuring lease for a negotiable duration.

RENT & SERVICE CHARGES

Available upon request on an individual basis.

LEGALS COSTS + VAT

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

EPC

Available upon request on an individual basis.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.