



Newly Refurbished - UNIT TS3



TO LET

TELFORD SQUARE BUSINESS PARK

NETTLEHILL ROAD, HOUSTOUN INDUSTRIAL ESTATE, LIVINGSTON, EH54 5PQ

- UNIT 1 - 10,155 sq ft (943 sq m)
- UNIT TS3 - 10,378 sq ft (964 sq m)

UNIT TS3

10,378 sq ft (964 sq m)

- Mid-terraced industrial unit with communal yard area and parking.
- 2 storey offices of 1,403 sq ft (130 sq m) to front.
- 5m minimum eaves height.
- 1 roller shutter door and glazed pedestrian entrance.

The unit has been refurbished to provide the following:

- New Aluclad double-glazed windows and entrance doors to entire front elevation
- New electrically operated insulated sectional door to warehouse entrance.
- New landscaped car parking area to the front of the building.
- New rear steel fire exit door, and fire alarm system.
- Complete refurbishment of entire office facilities
- New wiring installation, including wired three compartment trunking to all office areas.
- Complete new gas central heating and hot water system in two zones with A+ rated boiler.
- New sanitary fittings, cubicles and vanity units to toilets.
- New suspended ceilings throughout offices.
- New carpet tiles and vinyl flooring throughout.
- New LED lighting with presence detectors to all offices.
- Power provision for tenants signage and yard lighting.

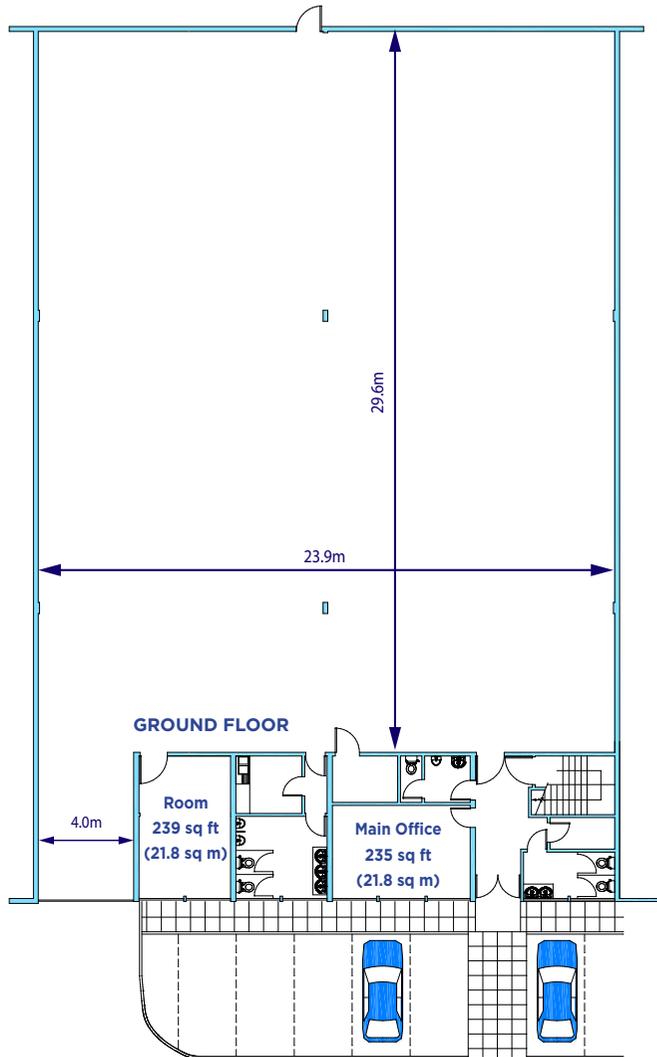
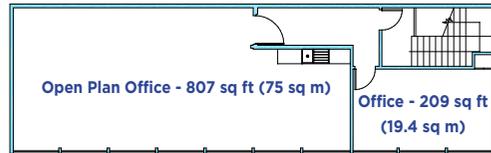


First Floor Open Plan Office

UNIT TS3 - Plans & Images

View Virtual Tour 

FIRST FLOOR



TELFORD SQUARE BUSINESS PARK

Unit 1

Two-storey office pavilion extending to 10,155 sq ft (943 sq m) with generous reception area and 8-person passenger lift:

First Floor (Offices) 5,181 sq ft (481 sq m)

- Modern, open plan office space with suspended ceiling, floor boxes and a number of meeting rooms to two elevations as well as kitchen facilities.

Ground Floor (Workshop) 4,974 sq ft (462 sq m)

- Cellular offices and workshop area with roller door access.
- WCs located on Ground Floor.
- Available March 2023 but potentially earlier by agreement

15 car parking spaces adjacent to the building with additional parking available on site by agreement.

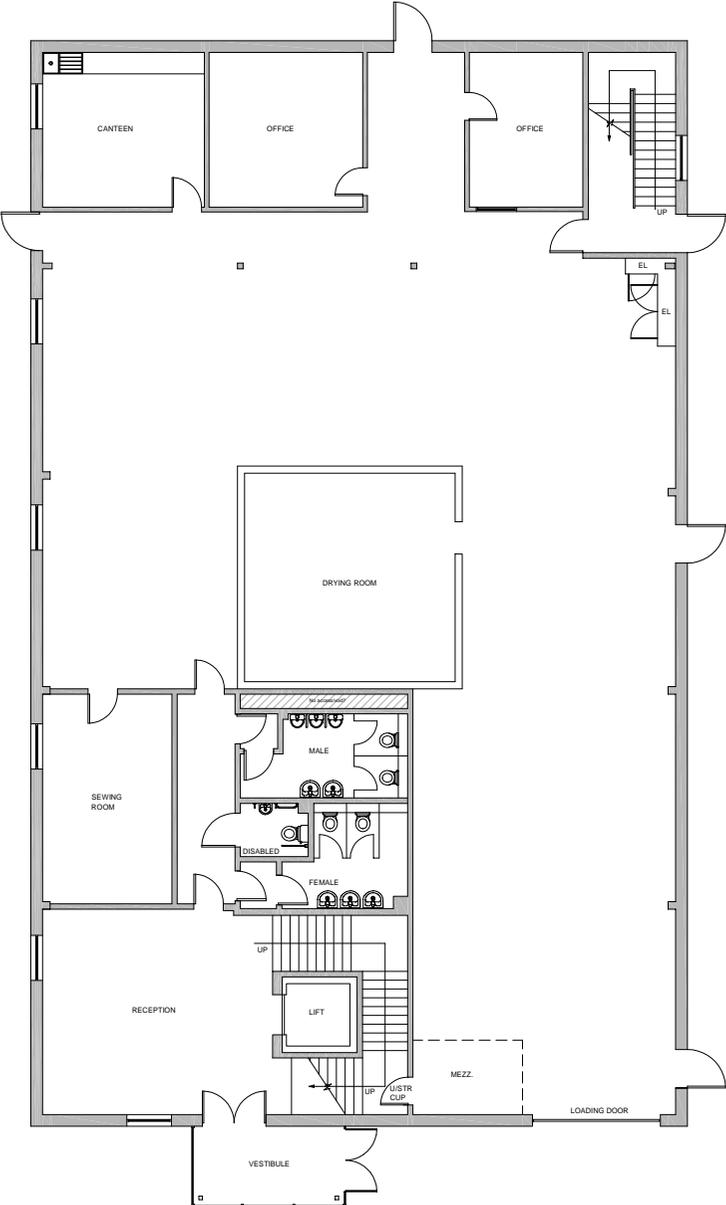
View Tour 

Unit 1

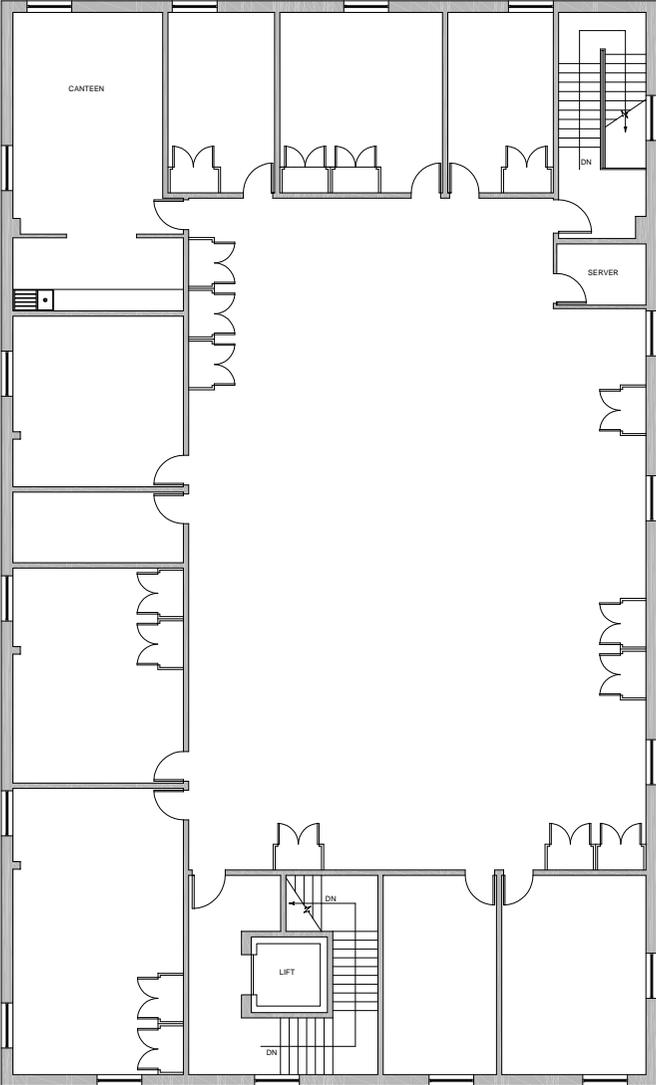


UNIT 1 - Plans

Ground Floor - Workshop



First Floor - Offices



Current tenant's layouts for illustrative purposes only.

TELFORD SQUARE BUSINESS PARK

Rateable Values

The units are entered in the current Valuation Roll as follows:

Unit 1 Ground Floor: £30,200

Unit 1 First Floor: £30,200

Unit TS3: £36,500

EPC's

The units have the following EPC ratings:

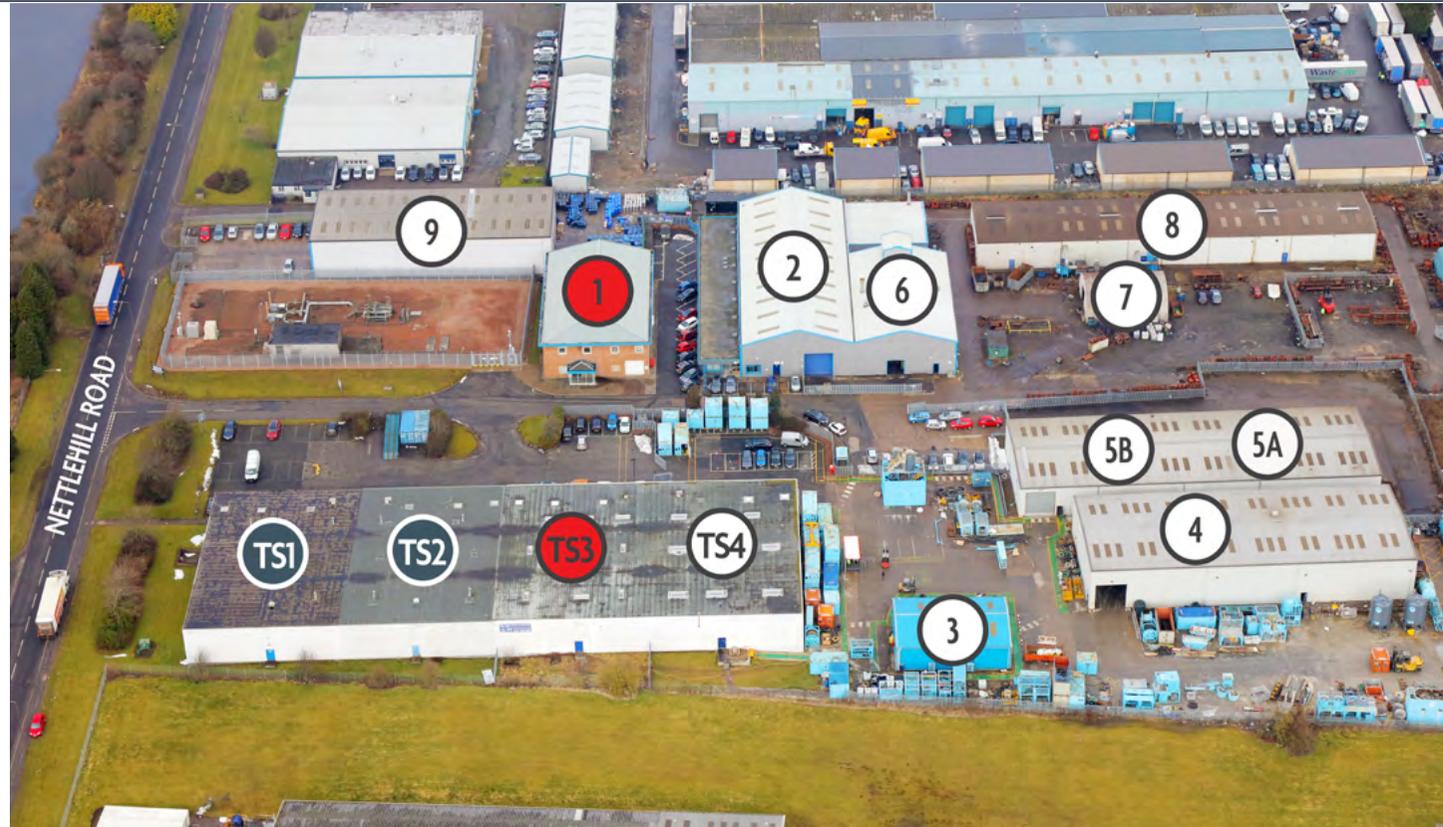
Unit 1: C

Unit TS3: B

A certificate for each is available on request.

Lease terms

The premises are available on a Full Repairing and Insuring basis on terms to be agreed.



Unit 1



Unit TS3



Unit 5A



TELFORD SQUARE BUSINESS PARK



LOCATION

Livingston is located in the heart of central Scotland and has developed into one of the country's most successful former New Towns. It has a population of approximately 50,000 and a catchment in excess of 700,000. Livingston is located just 15 miles from Edinburgh and 30 miles from Glasgow.

It lies adjacent to the M8 motorway and benefits from excellent access to the wider Scottish motorway network via Junctions 3 & 3A. It is a popular location for a variety of businesses and industries.

Edinburgh International Airport lies within 15 minutes drive time to the east, with Glasgow Airport being approximately 45 minutes to the west.

Telford Square Business Park is situated halfway down Nettlehill Road on the right hand side, within

Houstoun Industrial Estate which lies to the north east of Livingston town centre, approximately 0.5 miles from the Junction 3 of the M8. Uphall railway station is located approximately 1 mile to the north of the property and Livingston North station, 2 miles to the west.

DRIVE TIMES

Edinburgh Airport	15 mins
Grangemouth Port	29 mins
Edinburgh City	35 mins
Glasgow City	38 mins
Glasgow Airport	45 mins
Greenock Port	1 hr 23 mins

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