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3 Phase Electricity | Integral Office Space | On-Site Car Parking

UNIT 9-10, 1 FIRTH ROAD

HOUSTOUN INDUSTRIAL ESTATE | LIVINGSTON | EH54 5DJ

TO LET

WAREHOUSE/INDUSTRIAL UNIT

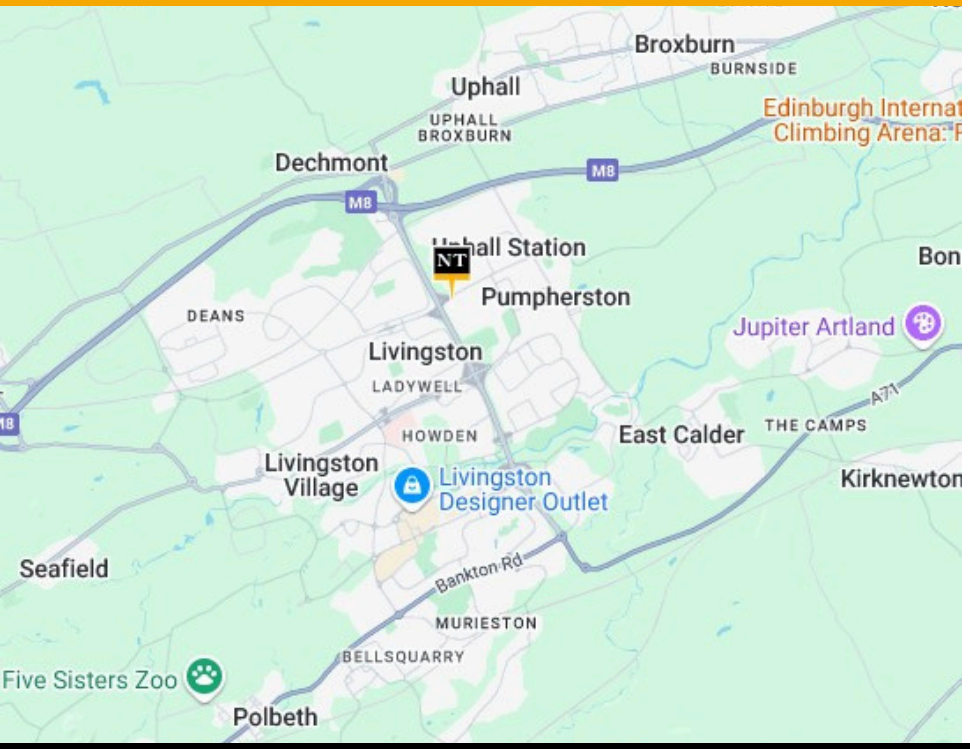
2,966 SQ FT

LOCATION

Located just 2 miles north of Livingston town centre, 1 Firth Road sits within Houstoun Industrial Estate, one of West Lothian's most established commercial hubs. The site is just minutes from Junction 3 of the M8, offering rapid access to Edinburgh, Glasgow, and the wider Scottish motorway network.

TThe surrounding area is home to a range of national and regional occupiers, reinforcing the estate's reputation as a thriving and strategic business location.

UNIT 9-10, 1 FIRTH ROAD



DESCRIPTION

Units 9 & 10 form a modern industrial unit of 2,966 sq ft, prominently positioned at the entrance to 1 Firth Road within the well-established Houstoun Industrial Estate, Livingston. The estate comprises 9 units totalling 16,086 sq ft, offering flexible workshop and storage spaces.

This highly visible unit benefits from excellent connectivity and is ideal for a range of industrial or business uses. The estate features a large shared yard and ample car parking for staff and visitors.

VIEWING & FURTHER INFO

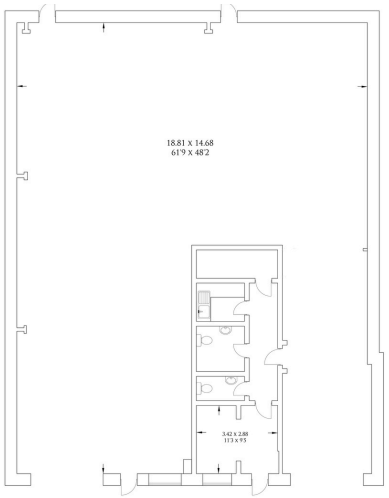
To arrange a viewing, please contact one of the letting agents.

TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

The EPC rating on this unit is A10. EPC certificate is available upon request.



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