Mileway

# Firth Road

## Houstoun Industrial Estate, Livingston EH54 5DJ

## Warehouse | 16,602 - 24,529 ft$^2$

- 24 Hour access
- Dedicated secure yard
- On-site parking
- Electric roller shutter doors
- LED lighting
- Office accommodation

# Location & Connections

Livingston is strategically located approximately 16 miles west of Edinburgh and 34 miles east of Glasgow and benefits from excellent transport links to both cities and the rest of Scotland. The development is situated on the west side of Houstoun Industrial Estate with frontage onto Livingston Road (A899) with easy access to Junction 3 of the M8.

## Description

This property has a prime strategic location in Livingston, between Edinburgh and Glasgow. From the visitor and staff car park at the front, pedestrians may enter through double doors leading to a reception area and mix of open-plan offices. The warehouse is of steel portal frame construction with blockwork walls and a rear elevation of steel cladding. The min internal eaves height is 4.5 m and there is an electric roller shutter door to the rear. The unit also benefits from a large external secure yard with palisade fencing.

## Further information

**EPC**
EPC is available upon request.

**Terms**
Available on new full repairing and insuring leases.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability |
|---|---|---|---|
| 28/1 | Warehouse | 24,529 | Immediately |
| 28/3 | Warehouse | 16,602 | Immediately |
| Total | | 41,131 | |

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