

Ryden

TO LET

INDUSTRIAL / TRADE
COUNTER PREMISES
212 SQ M (2,280 SQ FT)



**UNIT 9 KELVIN SQUARE
HOUSTOUN INDUSTRIAL
ESTATE LIVINGSTON
EH54 5PF**

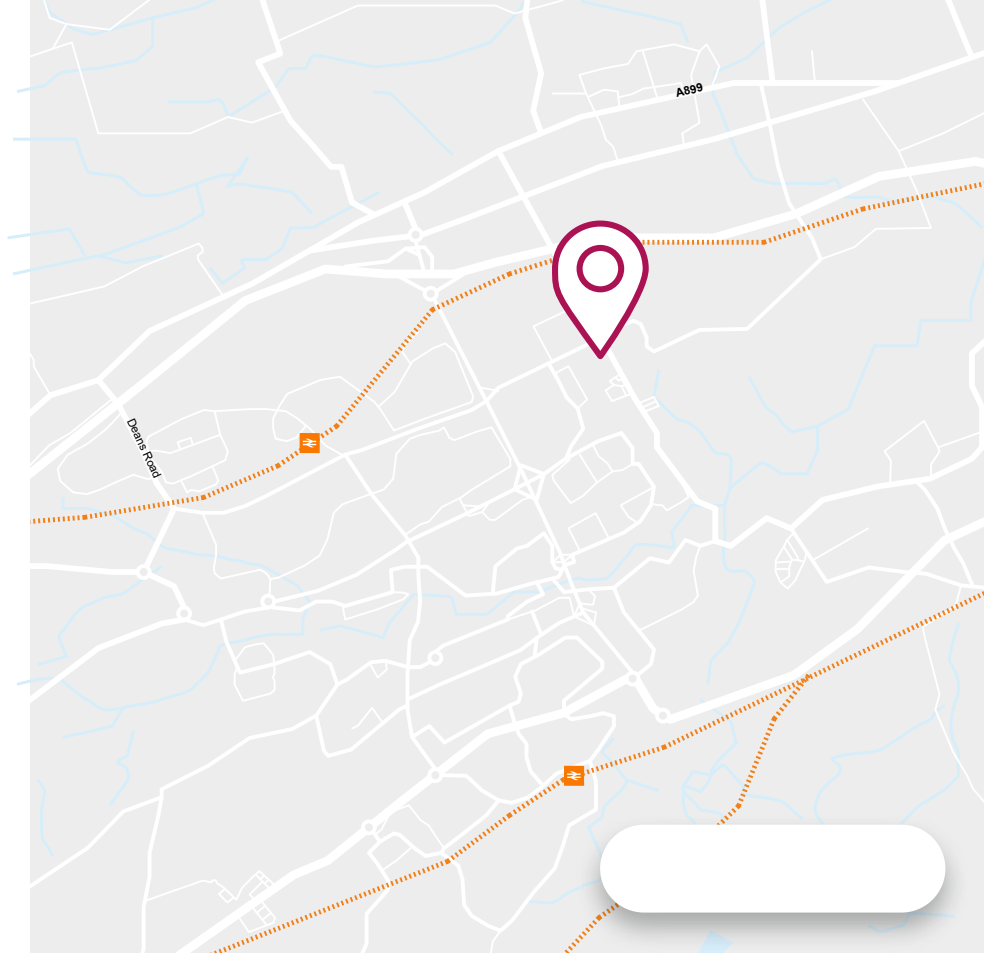
PROMINENT LOCATION

**ESTABLISHED
TRADE LOCATION**

**POTENTIAL FOR 100%
RATES RELIEF**

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**HOUSTOUN
INDUSTRIAL ESTATE
IS LIVINGSTON'S
MOST ESTABLISHED
INDUSTRIAL /
COMMERCIAL
LOCATION**



LOCATION

The property is located within the West Lothian town of Livingston, approximately 10 miles west of Edinburgh and 30 miles east of Glasgow.

Livingston is one of Scotland's most strategic industrial locations situated next to the M8 motorway and within close proximity to Edinburgh Airport.

Houstoun Industrial Estate is Livingston's most established industrial / commercial location with surrounding occupiers within the immediate vicinity including Misibushi, Wyman Gordon, Yodel, Iron Mountain, Iceland, Screwfix, Toolstation, Speedy Hire, Eurocell, Tilegiant, Kwikfit, Graham and Edmundson Electrical.

Kelvin Square is located to the east of the estate, accessed from Houstoun Road.

DESCRIPTION

The premises comprise a prominent mid terrace industrial unit within a well established estate that is primarily occupied by other trade counter operators.

The building is of steel frame construction with brick walls under a steel clad insulated roof. Internally the property is arranged to provide open industrial space with office / showroom to the front elevation. The property also benefits from the following specification:

- Glazed frontage
- 1 x electric roller shutter door
- Natural daylight via translucent roof panels
- 3 phase electricity supply
- WC facilities
- Gas fuelled hot air blower

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 212 sq m (2,280 sq ft).

BUSINESS RATES

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority. We are advised Unit 9 currently has a Rateable Value of £11,700. Interested parties are advised to make their own enquiries with the Local Assessor.

TERMS

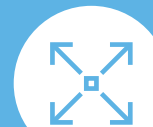
The property is available on a new Full Repairing & Insuring basis at a rental of £17,500 per annum for a term to be agreed. Further information on lease terms are available from the letting agents.

VAT

All rents will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

The EPC is available on request.





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GET IN TOUCH

Viewing is strictly by arrangement with the sole agents.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives / exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of the property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **September 2023**

