

Ryden

FOR SALE

PROMINENT DEVELOPMENT SITE
1.2 ACRES (0.49 HECTARES)



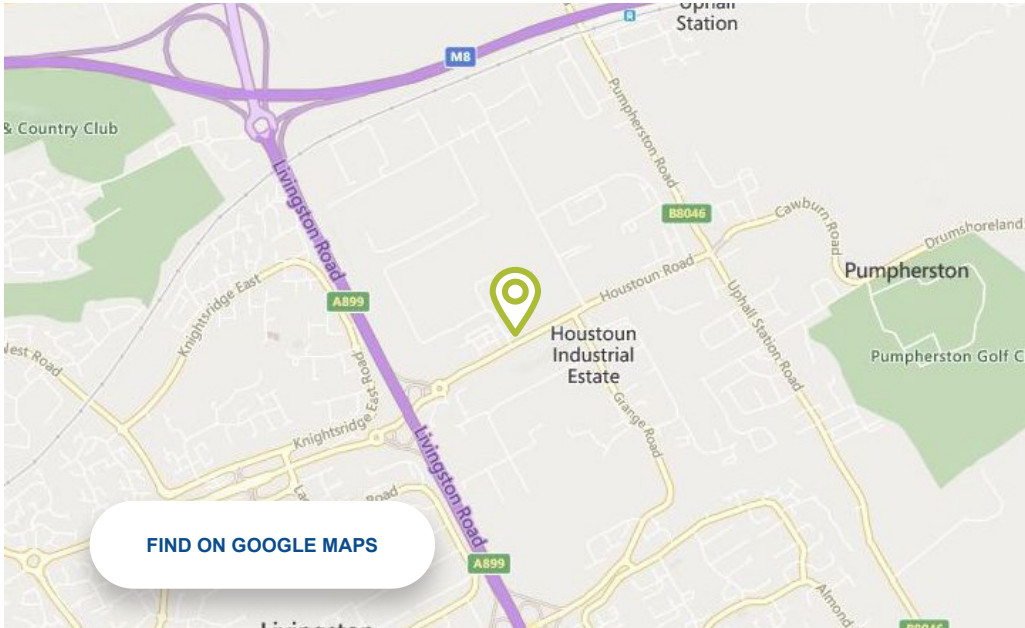
**PLOT A NEW
HOUSTOUN
INDUSTRIAL ESTATE
LIVINGSTON
EH54 5BZ**

SERVICED SITE

**BUSINESS, STORAGE AND
DISTRIBUTION USES**

**ADJACENT LIVINGSTON
TRADE PARK**

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PLOT A | NEW HOUSTOUN INDUSTRIAL ESTATE | HOUTOUN ROAD | LIVINGSTON | EH54 5BZ

LOCATION

The site is within the established Houstoun Industrial Estate, adjacent to J3 of the M8 motorway (0.5 miles). Approximately 15 miles west of Edinburgh and 33 miles to the east of Glasgow. This prime West Lothian location is also well served by the Uphall Railway Station and Edinburgh Airport.

DESCRIPTION

Broadly Square and flat plot of ground extending to approximately 1.2 acres adjacent to Livingston Trade Park which has Class 4, 5 and 6 (general business, storage and distribution use).

ACCOMMODATION

The subjects have the following approximate areas:-

GROSS INTERNAL AREAS	ACRES	HECTARES
TOTAL	1.2	0.49

SPECIFICATION

- Serviced site
- Busines, Storage and Distribution Uses
- Adjacent Livingston Trade Park
- Junction 3 M8, 0.5 miles
- Edinburgh 15 miles
- Glasgow 33 miles
-

VAT

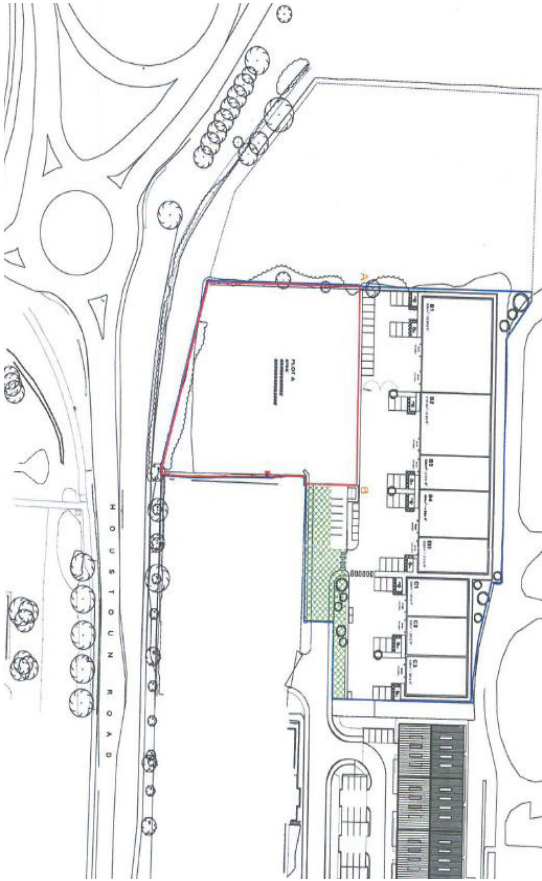
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

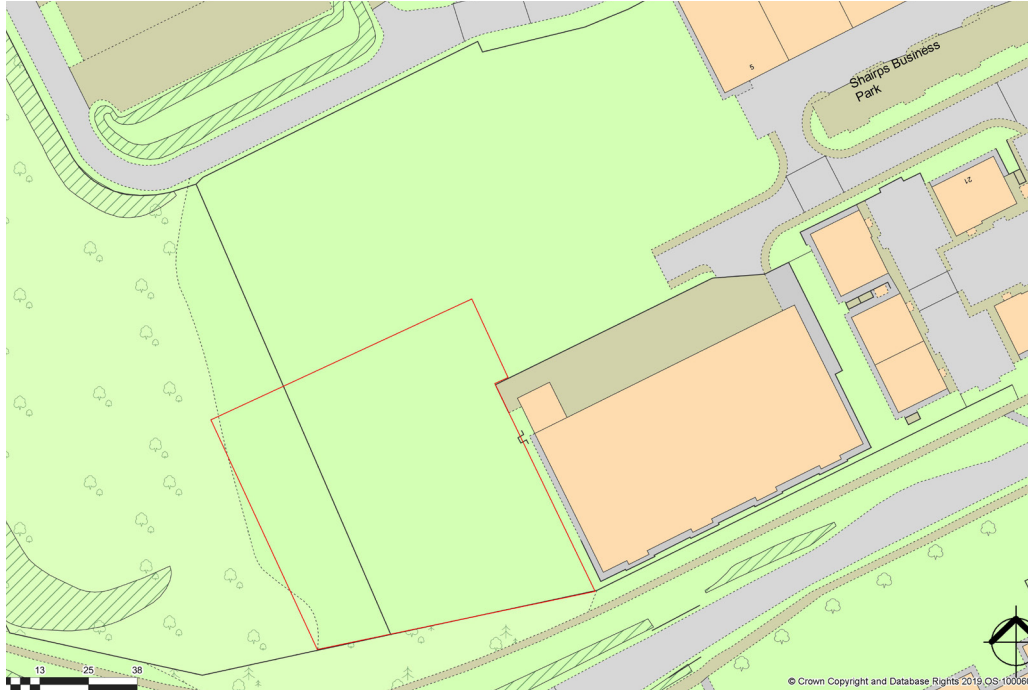
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

Offers are invited for our client's heritable interest in the land. Price on application.





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GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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