

Industrial/Warehouse units in Livingston

Houstoun Industrial Estate, Livingston EH54 5BZ



FOR SALE/TO LET

Opportunities from approx 15,000 to 85,000 sq ft

- Industrial/Warehouse Design and Build opportunities
- 3.62 acres available for sale or development
- Prime West Lothian location

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Location

The prominent site is situated on Houstoun Road within the established Houstoun Industrial Estate, adjacent to J3 of the M8 motorway (0.5 mile), 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.

Travel distances

Uphall Railway Station	1.2 miles
Edinburgh Airport	10.2 miles
Edinburgh City Centre	15 miles
Glasgow City Centre	33 miles

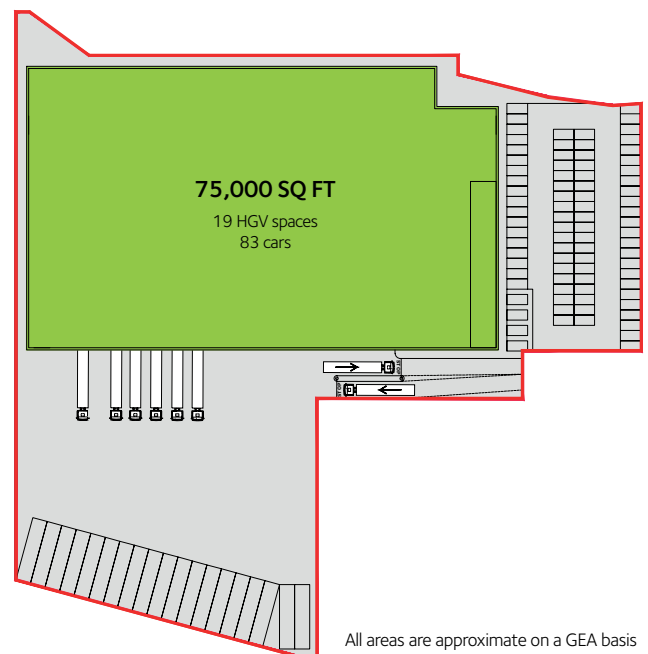
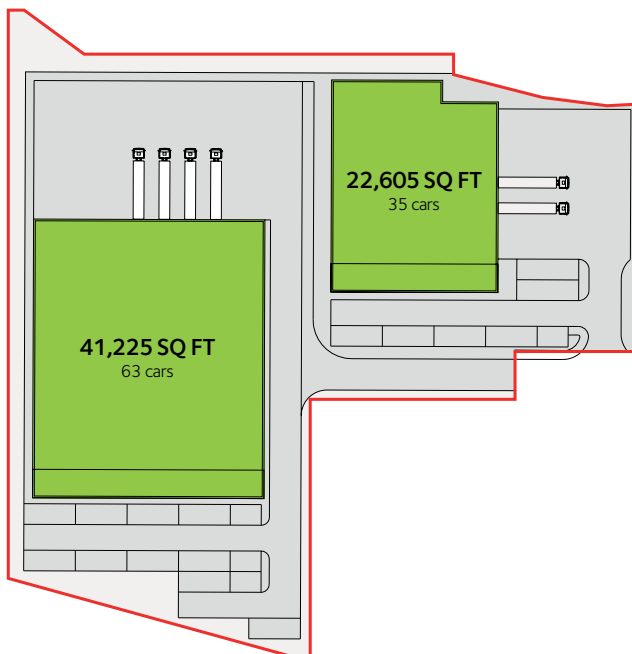
The opportunity and planning

A rare opportunity to purchase a cleared, serviced site on the Houstoun Industrial Estate. Bespoke facilities from 15,000 to 85,000 sq ft are available on a Design and Build basis subject to necessary planning consent. The site is zoned for use classes 5&6 (general industry and storage and distribution).

Terms

The vendor may consider a sale of part. Design and Build facilities will be considered on heritable interest or leasehold terms. Details available on request.

Indicative sizes and building layouts



All areas are approximate on a GEA basis



More information through the joint letting agents:



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