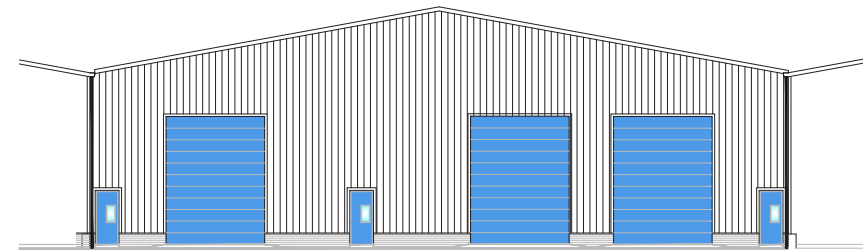
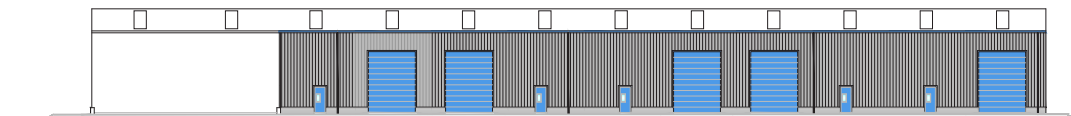


TO LET

NEW BUILD INDUSTRIAL UNITS / DESIGN & BUILD OPPORTUNITY **WITHIN THE M8 CORRIDOR**



PROPOSED NORTH ELEVATION COURTYARD



PROPOSED EAST ELEVATION COURTYARD

Muir Place, Houston Industrial Estate, Livingston, West Lothian, EH54 5BF

- New build industrial units ranging from 2,000 sq ft to 38,000 sq ft.
- Design & build opportunities available up to 38,000 sq ft.
- Landlord willing to adapt design to meet tenant requirements (subject to lease terms).
- Located within the M8 corridor with immediate access to Scotland's central motorway network.
- Available for entry Q1 2026
- Quoting rents available upon request.

LOCATION

The subjects are located on Muir Place within Houstoun Industrial Estate, a popular industrial hub which lies approximately two miles north east of Livingston town centre. This well-established industrial location offers excellent transport links being in close proximity to the M8 motorway, providing excellent connectivity to Edinburgh (14 miles) and Glasgow (32 miles) and the rest of Scotland's central belt.

CONNECTIVITY	MILES
Junction 3 West Bound M8 Motorway	1.8
Uphall Train Station	1
Livingston Town Centre	2
Edinburgh City Centre	14
Glasgow City Centre	32

DESCRIPTION / ACCOMMODATION

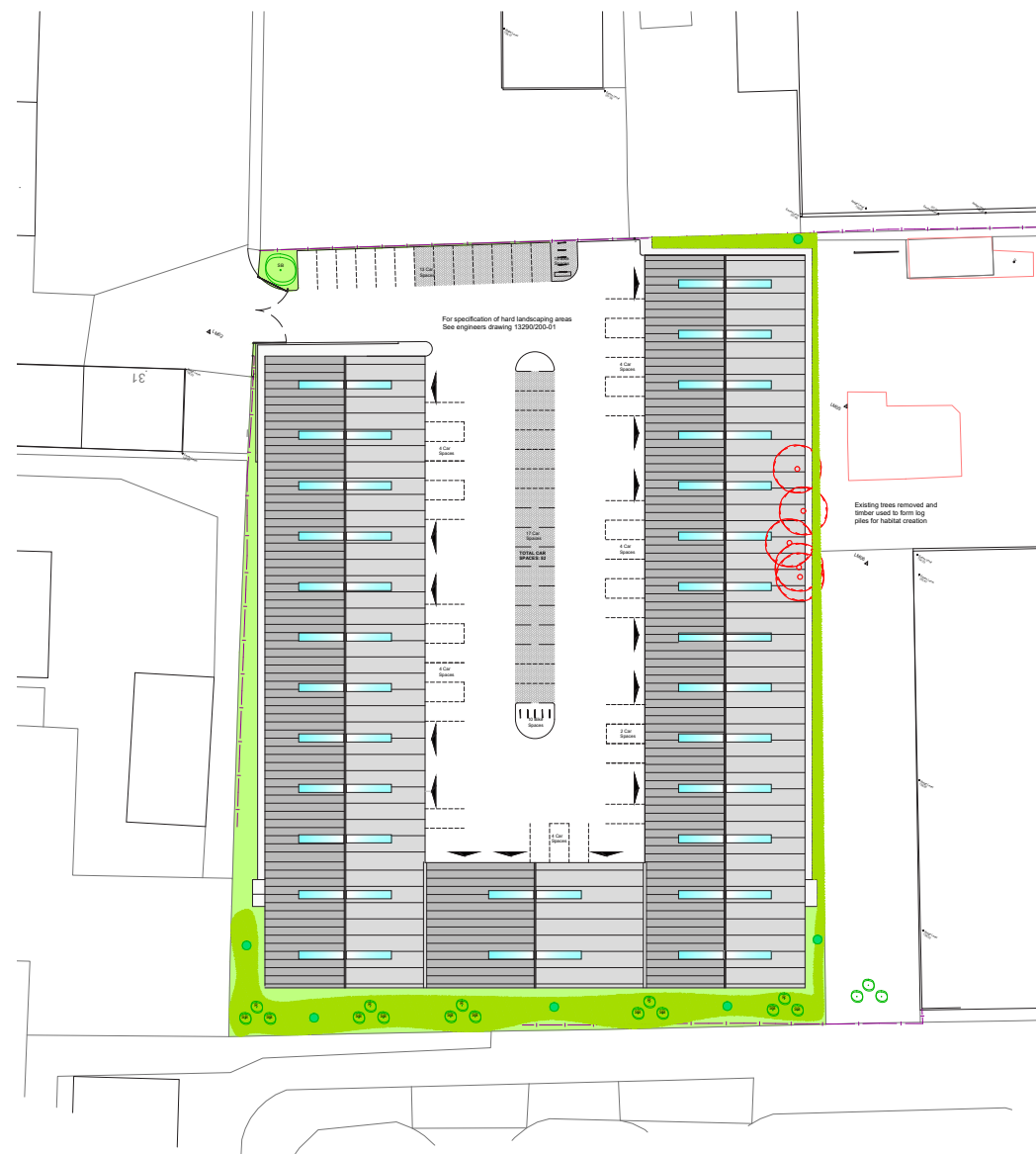
Our client has planning permission for the erection of 14 modern industrial units (class 5) with car parking (52 spaces). Planning reference no: 0474/FUL/23.

There are a variety of units available ranging from 2,000 sq ft to 38,000 sq ft all of which will offer modern open plan industrial accommodation accessed via roller shutter door and pedestrian door and will benefit from phase 3 power and W/C facilities.

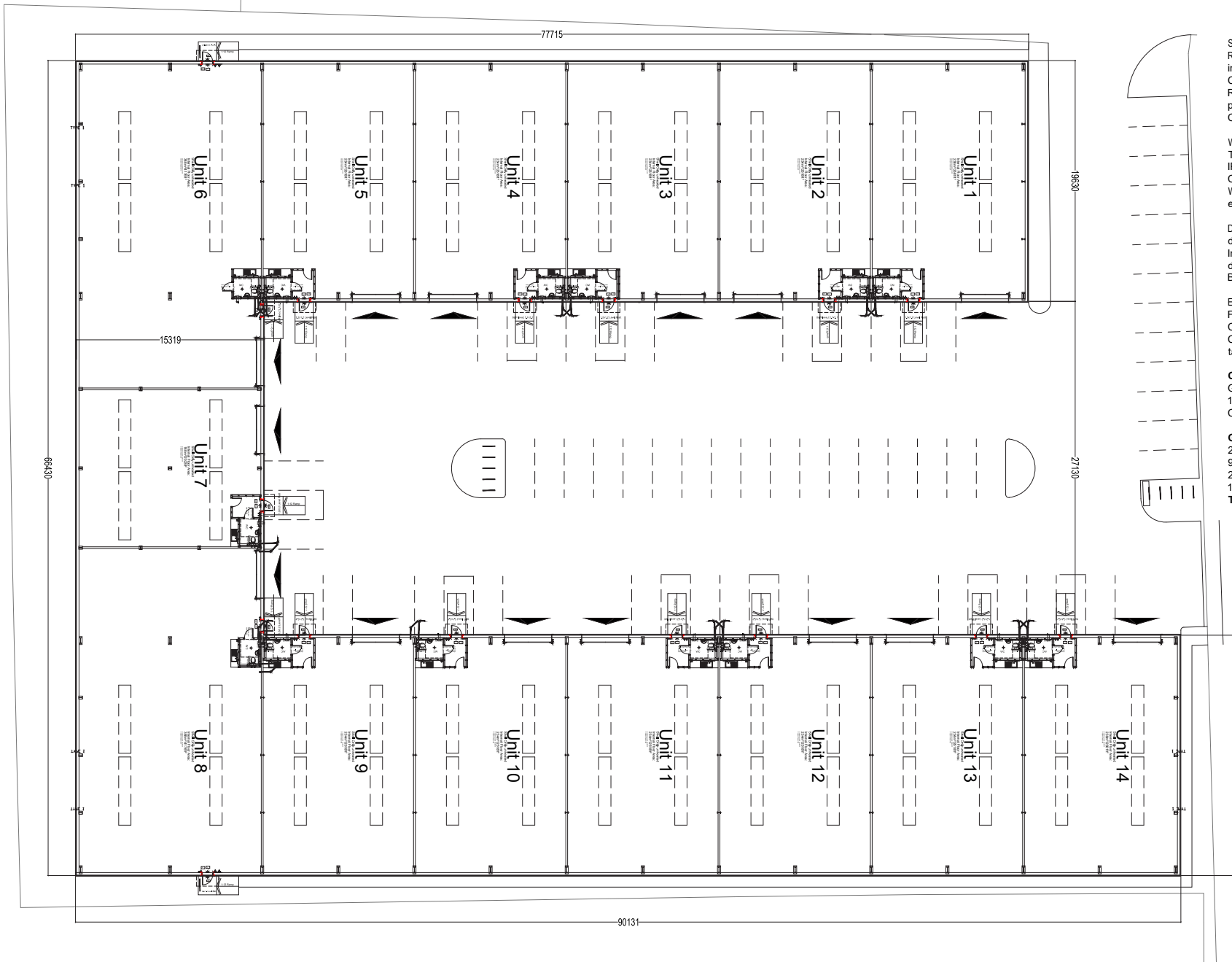
The subjects benefit from a 6 meter minimum eaves height.

The developer is offering design and build opportunities and can adapt the development to meet the requirements of an ingoing tenant (subject to lease terms).

Unit Number	Gross Internal Areas	Availability
1	238 sq m / 2,561 sq ft	Available
2	234 sq m / 2,518 sq ft	Available
3	234 sq m / 2,518 sq ft	Available
4	234 sq m / 2,518 sq ft	Available
5	234 sq m / 2,518 sq ft	Available
6	388 sq m / 4,176 sq ft	Available
7	188 sq m / 2,023 sq ft	Available
8	388 sq m / 4,176 sq ft	Available
9	234 sq m / 2,518 sq ft	Available
10	234 sq m / 2,518 sq ft	Available
11	234 sq m / 2,518 sq ft	Available
12	234 sq m / 2,518 sq ft	Available
13	234 sq m / 2,518 sq ft	Available
14	238 sq m / 2,561 sq ft	Available
Total	3,376 sqm / 38,163 sq ft	



SOFT LANDSCAPE PLAN 1:200



SCHEDULE
 Roof: Wards or similar Trapezoidal insulated metal panel IP1000
 Colour: HPS200 Goosewing Grey
 Rainwater Goods & Flashings powder coated metal
 Colour: white

Walls: Wards or similar Trapezoidal insulated metal panel IP1000
 Colour: HPS200 Goosewing Grey
 Walls: Base course 3 course blue engineering brick

Doors: Painted metal faced timber doors. Colour: Blue
 Insulated sectional up and over door electrically operated colour: Blue

External works
 Footpath to escape doors: Concrete 450x450 paving slabs
 Car Parking, road & Service yard: tarmac to engineer's spec.

Car Parking:
 Gross Internal Floor Area: 3476m²
 1space/66m² floor area
 Car Spaces provided: 52 spaces

Gross Internal Floor Area:
 2@ 238m²/2561ft²
 9@ 234m²/2518ft²
 2@ 388m²/4178ft²
 1@ 118m²/2023ft²
TOTAL: 3476m² 38163ft²

13950

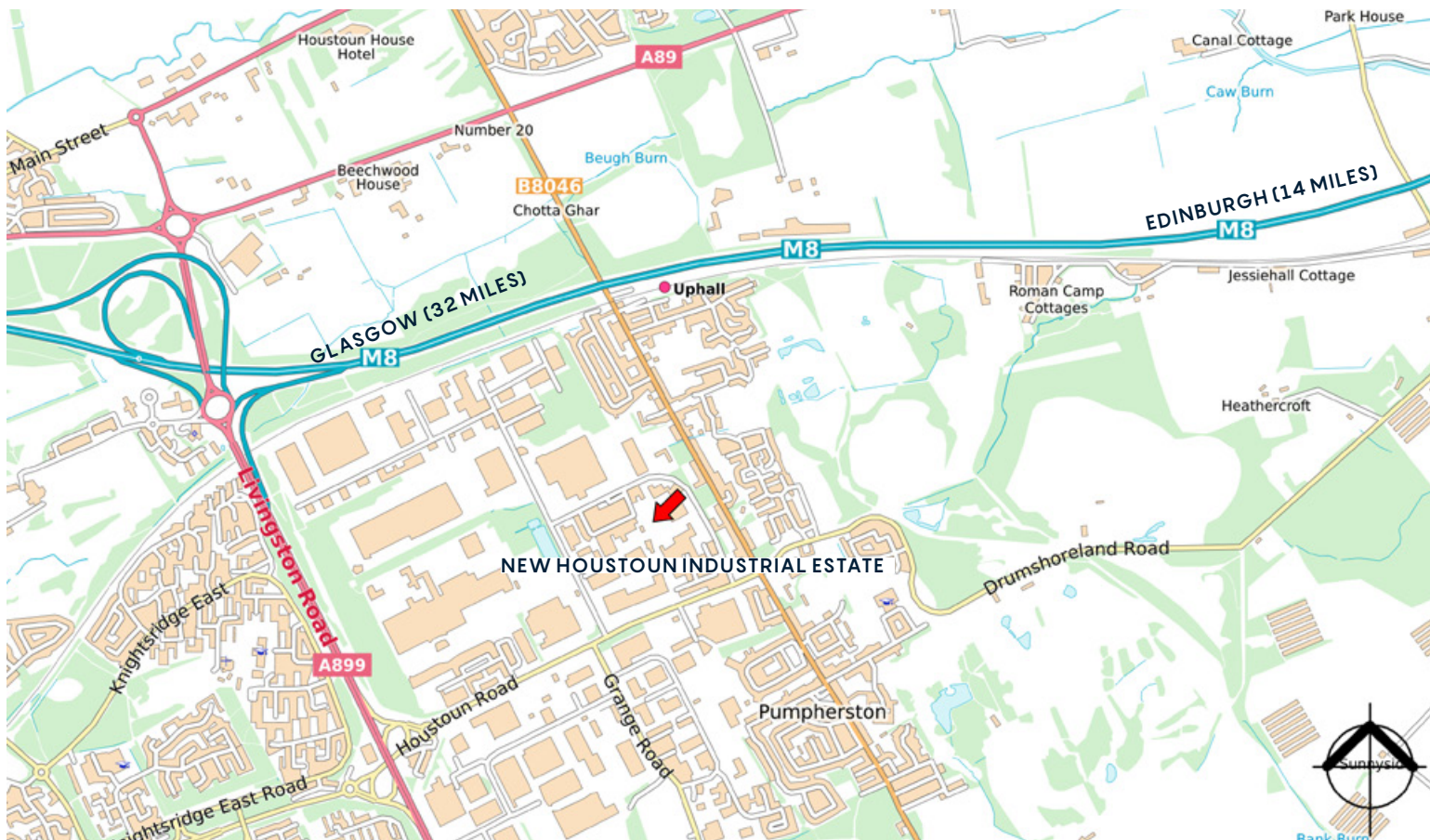
Architects Designworks
 Architects • Quantity Surveying • Estimators

18 Oak Acre, Garske, Edinburgh EH6 2AG
 T 0131 672 3039
 F 0131 662 3388
 info@architectsdesignworks.com

Main Place
 Houston, Ind Estate
 Livingston EH54 7BH

Proposed Plan

1:100 @ A0 Nov 21
 3168/L2/03 A



To arrange a viewing please contact:



Murdo McAndrew
Senior Surveyor
07799 159 665
Murdo.McAndrew@g-s.co.uk



Ross Chinnery
Associate
ross.chinnery@g-s.co.uk
07584 061146

RENT & LEASE TERMS

Available upon request.

VAT

VAT will be payable on the rent, insurance and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

RATEABLE VALUES

To be reassessed upon entry.

EPC

Available on request.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025