

Ryden

TO LET

**INDUSTRIAL / TRADE COUNTER
PREMISES**

425 SQ M (4,574 SQ FT)



**UNIT 11 KELVIN
SQUARE,
HOUSTOUN
INDUSTRIAL
ESTATE
LIVINGSTON
EH54 5PF**

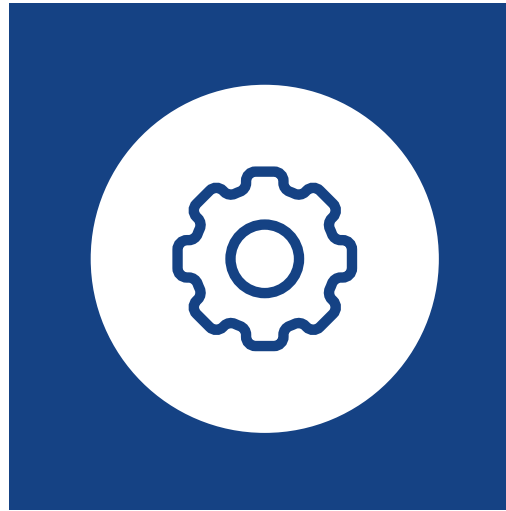
**BENEFITS FROM
ATTRACTIVE OFFICE SPACE**

**ESTABLISHED INDUSTRIAL
/ TRADE LOCATION**

AVAILABLE IMMEDIATELY

**SURROUNDING OCCUPIERS
INCLUDE GRAHAM, KWIKFIT,
NATIONAL TYRES AND
WOLSELEY PLUMB & PARTS**

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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.

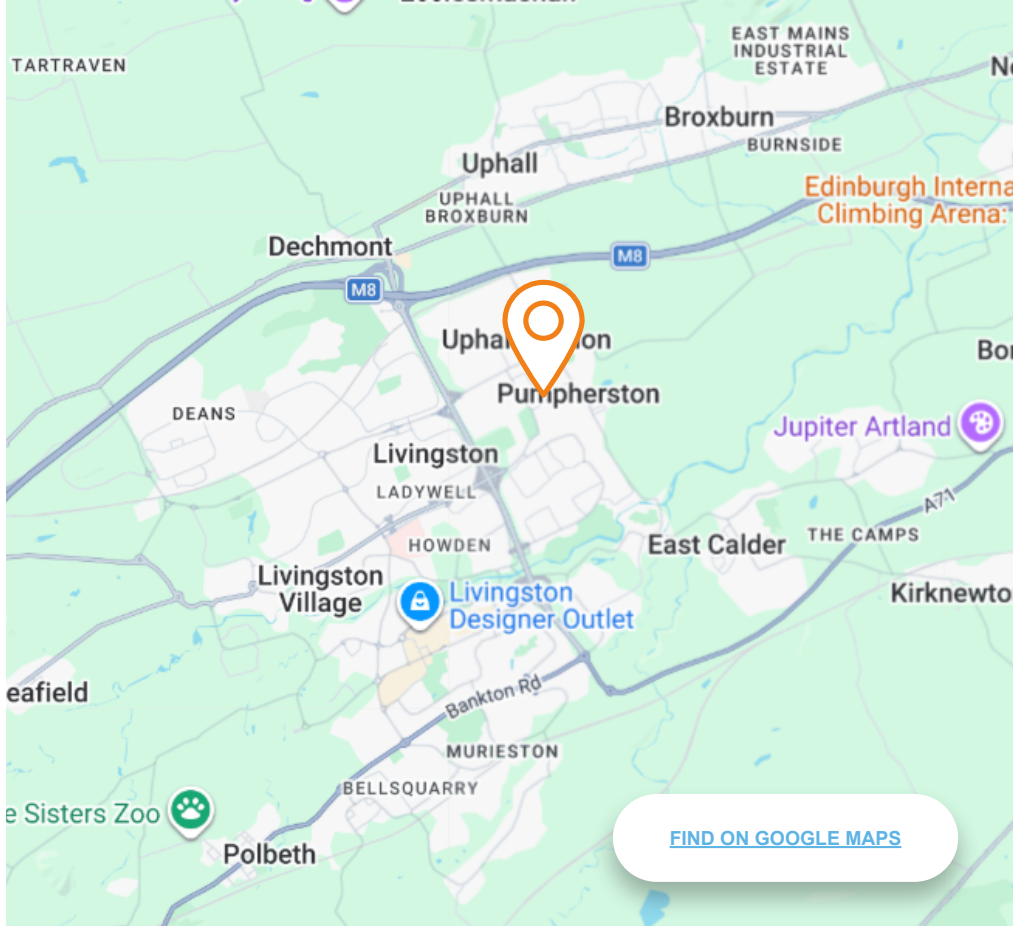
DESCRIPTION

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

The building is of steel frame construction and 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
- 2x gas fuelled hot air blowers





A WELL-ESTABLISHED ESTATE WITH SURROUNDING TENANTS INCLUDING KWIKFIT, GRAHAM, TOOLSTATION, YODEL & MITSUBISHI



BUSINESS RATES

The ingoing tenant will be responsible for payment of the business rates to the local authority. We are advised Unit 11 currently has a Rateable Value of £23,100 with rates payable of approximately £11,100 per annum. 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 £35,000 per annum for a term to be agreed. Further information on lease terms are available from the letting agents.

EPC

The property has an EPC 'B' rating.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of 425 sq m (4,574 sq ft).

ENTRY

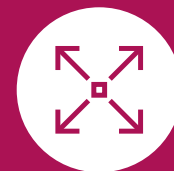
Immediate.

VAT

All rents will be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.



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GET IN TOUCH

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

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