



1. Livingston Trade Park Under Construction
2. Sold to CVS Group
3. Hire Station
4. Toolstation
5. Screwfix
6. Tile Giant
7. J&W Carpets

**Unit 22 Shairps Business Park,
Houston Industrial Estate, Livingston, EH54 5FD**

- Prominent Roadside Location Adjacent to J3 of the M8
- Potential for Subdivision
- Unit Extends to 2,980 Sq M (32,077 Sq Ft)
- Site extends to 1.09 Acres
- Offers Over £1,300,000 are invited



DESCRIPTION

The subjects comprise large modern industrial unit of steel portal frame with metal clad walls held under a pitched roof. Internally, the unit provides open plan warehouse currently being used for storage and recycling purposes. Adjoining the industrial unit is a small brick rendered extension under a flat roof which provides a small office, male and female changing, WC and shower facilities.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Areas / Floor etc	Sq M	Sq Ft
Industrial	2,894	31,154
Office	85.56	921
Total	2,979.56	32,075
Site	1.09 Acres	

PRICE

Offers over **£1,300,000** are invited.

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £134,250. The unified business rate is presently set at £0.516 excluding water and sewage, which are levied separately.

LEGAL

Each party to bear their own legal costs with the prospective purchaser responsible for any LBTT and registration dues incurred in connection with this transaction.

EPC

Available upon request

To arrange a viewing please contact:



Keith Watters

Partner

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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.
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6. Date of Publication: August 2019