

LIVINGSTON TRADE PARK

Livingston

- > 8 new trade counter units
- > 3,579 - 40,274 sq ft
- > Available now

To let



LIVINGSTON TRADE PARK

Livingston Trade Park is designed to offer occupiers full flexibility to fit out as best suits their business

The prominent site is situated on Houstoun Road 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

Accommodation

Unit	Total sq ft	Total sq m
23	3,638	338
24	3,582	333
25	3,638	338
26	3,645	339
27	5,103	474
28	3,579	332
29	UNDER OFFER	
30	10,282	955
31	SOLD TO CVS GROUP	

All areas are approximate on a GIA sq ft basis.



◀ GLASGOW

M8

J3

IRON MOUNTAIN

A899

BOOKER

Edinburgh ▶

A899



WYMAN GORDON

◀ TOWN CENTRE

VP Hire Station

TOOLSTATION

Peffer Paint

SCREWFIX

Tile Giant

LAW CARPETS

HOUSTON ROAD

MITSUBISHI

HOUSTON ROAD

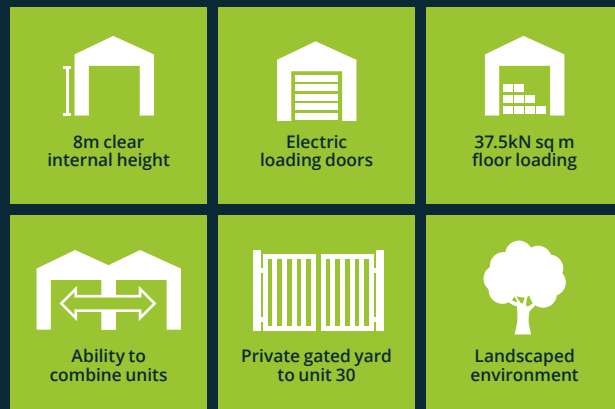


Units 23-30

3,579 to 40,274 sq ft (units 23-30 combined)

General Specification

Flexible trade/industrial units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Planning use

The units have consent for Class 4, 5 and 6 (general business, storage and distribution). There is also consent to construct additional mezzanine space.

Terms

Available on a leasehold basis on FRI terms.



LIVINGSTON TRADE PARK

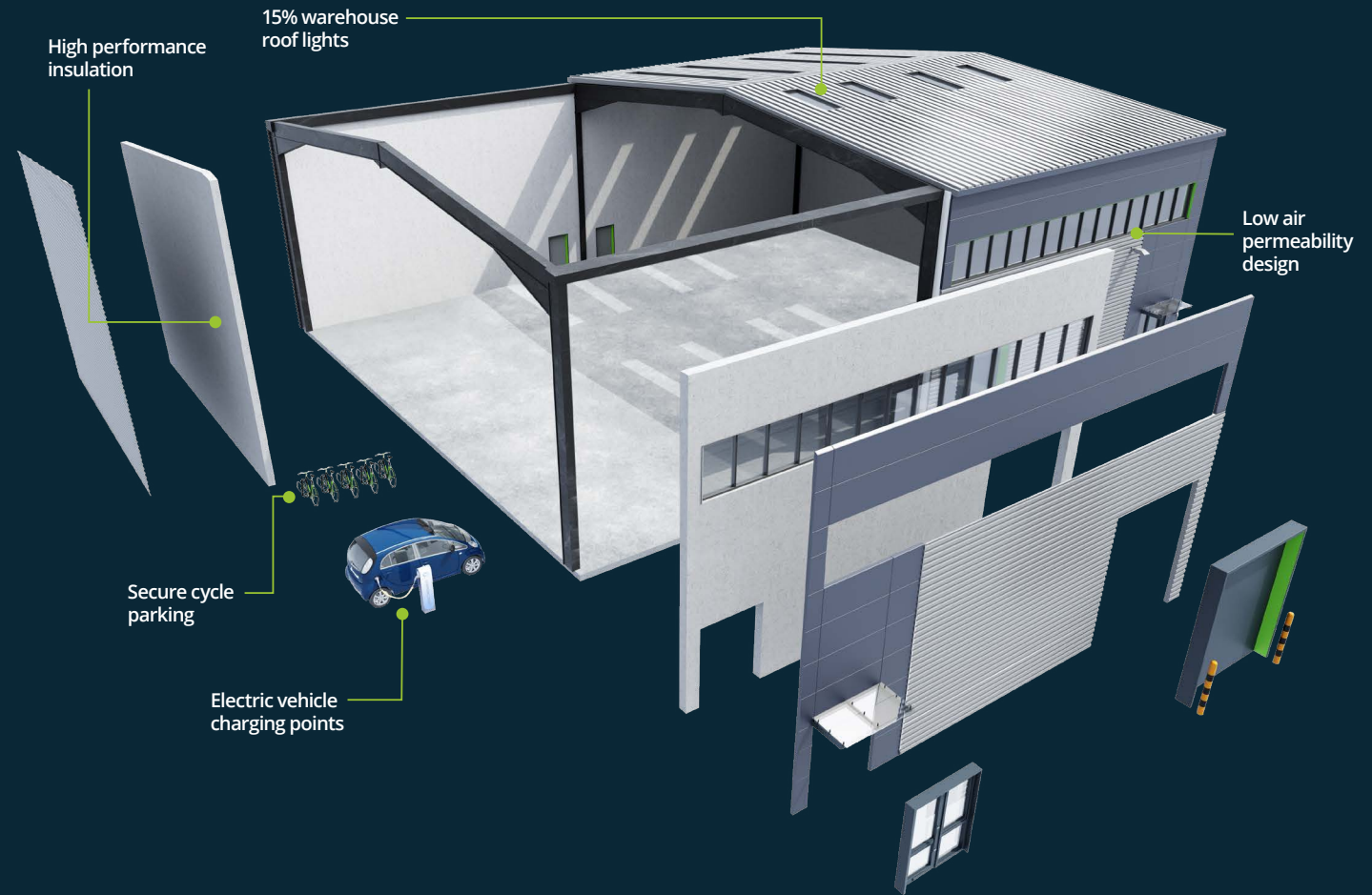


Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation.

The green initiatives include:

- Low air permeability design
- 2 Electric vehicle charging points per unit
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking





LIVINGSTON TRADE PARK



www.livingstontradepark.co.uk

Travel Distances

Road

M8 J3	0.5 miles
M9 J2	7.1 miles
Edinburgh City Centre	15 miles
Glasgow City Centre	33 miles

Rail/bus:

Uphall Railway Station	1.2 miles
Livingston North	1.8 miles
Livingston South	3.6 miles
West Calder	6.2 miles

Airport:

Edinburgh	10.2 miles
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Houstoun Industrial Estate, Livingston, EH54 5BZ



Livingston Trade Park has been part-funded by the Scottish Partnership for Regeneration in Urban Centres (SPRUCE.)



European Union



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More information available through the joint marketing agents:



0131 243 2225

jll.co.uk/property

Rhys Davies
rhys.davies@eu.jll.com



0131 240 7500

Lewis Pentland
lewis.pentland@colliers.com

A development by:
Chancerygate

Mike Walker 01925 394021
mwalker@chancerygate.com

David Tyson 01925 394022
dtyson@chancerygate.com

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