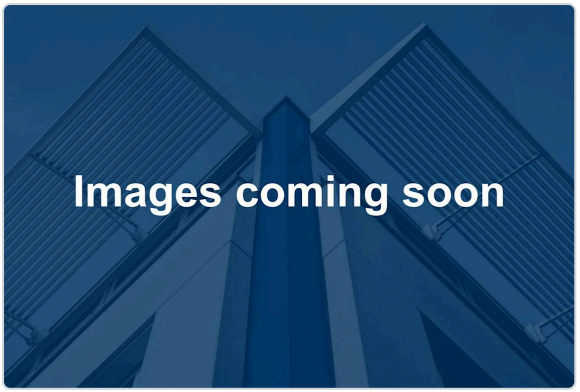
Kingsthorne Park

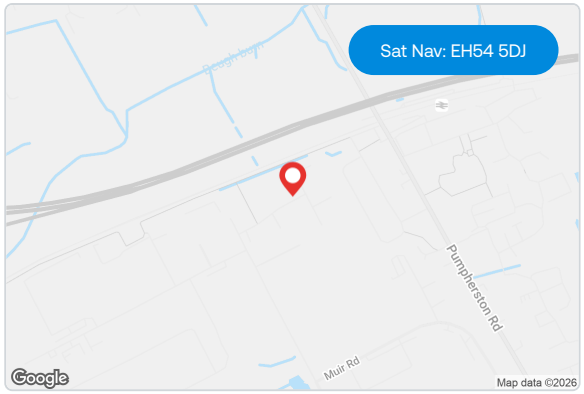
Houstoun Industrial Estate, Livingston EH54 5DB

Warehouse | 25,833 ft²

- 24-hour access
- Secure yard
- Roller shutter door
- LED lighting







Description

This property has a prime strategic location in Livingston, between Edinburgh and Glasgow. From the visitor and staff car park at the front, pedestrians may enter through double doors leading to a reception area and mix of open-plan offices. The warehouse is of steel portal frame construction with blockwork walls and a rear elevation of steel cladding. The unit also benefits from two roller shutter vehicle doors and a large external secure yard with palisade fencing.

Location

Livingston is strategically located approximately 16 miles west of Edinburgh and 34 miles east of Glasgow and benefits from excellent transport links to both cities and the rest of Scotland. The development is situated on the west side of Houstoun Industrial Estate with frontage onto Livingston Road (A899) with easy access to Junction 3 of the M8.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Graeme Stewart
Mileway
scotland@mileway.com
0141 846 0480

Lewis Pentland
Colliers
lewis.pentland@colliers.com
07748 704734

Grant Scrimgeour
Denwolf Asset Management
grant@denwolf-am.co.uk
0141 225 8555



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 5	Warehouse	25,833	Immediately	
Total		25,833		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway