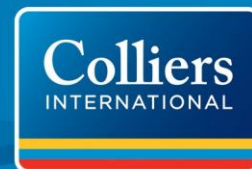


TO LET

REFURBISHED OFFICES



CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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1st Floor Unit 1
Telford Square Business Park
Houstoun Industrial Estate
Livingston
EH54 5DL

- Only **£5.00** per sq ft
- Available immediately



5,181 sq ft (481.3 sq m)

Colliers International
1 Exchange Crescent
Conference Square
EDINBURGH
EH3 8AN
+44 131 240 7500

www.colliers.com/uk/industrial

LOCATION

Telford Square Business Park lies just 0.5 miles south of Junction 3 of the M8 Motorway, providing the site with excellent road access to Edinburgh, Glasgow and the rest of Scotland's motorway network. Livingston North Railway Station is located 2 miles to the west and Uphall Station 1 mile north of the unit. Edinburgh International Airport is just a 15-minute drive, and Glasgow Airport approximately 45 minutes' drive away. The premises can be accessed via Nettlehill Road, which cuts directly through the middle of Houstoun Industrial Estate.

DESCRIPTION

The subject premises comprise 1st floor office accommodation, within a two-storey building of brick construction around a steel portal frame. The suite has been refurbished, providing modern, open plan office space with suspended ceiling, floor boxes and a number of meeting rooms to two elevations as well as kitchen facilities. The property benefits from an 8-person passenger lift providing access to the first floor. Male and female WCs are located on the ground floor. There are 7 car parking spaces adjacent to the building with additional parking available on site by agreement.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring (6th Edition) and calculate the Net Internal Area to be 5,181 sq ft (481.3 sq m).

RATEABLE VALUE

The subject property is entered in the current Valuation Roll with a rateable value of £30,200.

LEASE TERMS

The premises are available on a Full Repairing and Insuring basis at a rate of £5.00 per sq ft on terms to be agreed.

EPC

The building has an EPC rating of D. An EPC certificate is available on request.



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

October 2019.

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