



# LIVINGSTON TRADE PARK

Planning  
Consent Granted  
**Construction  
start summer  
2018**



## TO LET/MAY SELL

Units from 3,500 sq ft to 66,900 sq ft

- Livingston's prime trade area
- Prime West Lothian location
- Prominent location
- Close to M8 Junction 3

### OCCUPIED

- 1 36Fives
- 2 Hire Station
- 3 Toolstation
- 4 Peffer Paint
- 5 Screwfix
- 6 Tile Giant
- 7 J&W Carpets



## Location

The prominent site is situated on Houston Road within the established Houston Industrial Estate, adjacent to J3 of the M8 motorway (0.5 mile), 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.

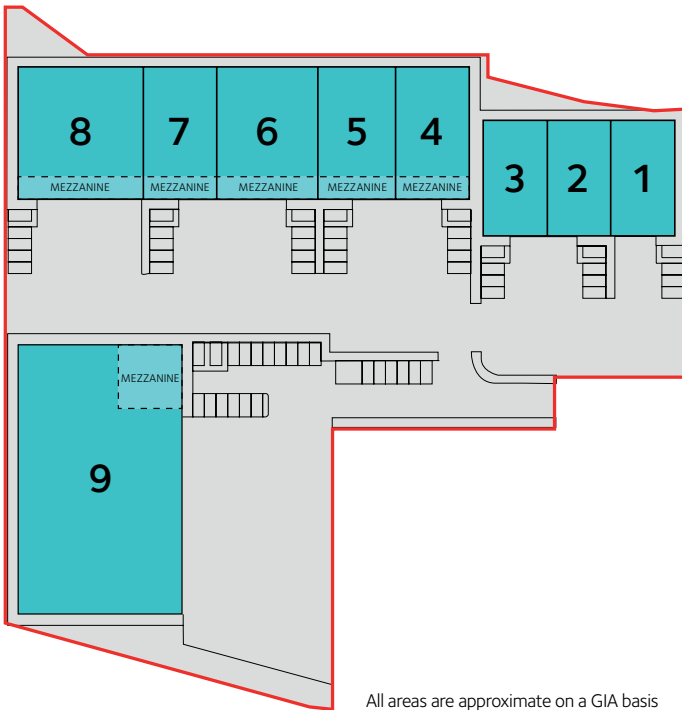
## Travel distances

### BY ROAD:

<b>Uphall Railway Station</b>	1.2 miles
<b>Edinburgh Airport</b>	10.2 miles
<b>Edinburgh City Centre</b>	15 miles
<b>Glasgow City Centre</b>	33 miles



## Accommodation



All areas are approximate on a GIA basis

UNIT	TOTAL	UNIT	TOTAL
1	3,512 sq ft	6	7,143 sq ft*
2	3,512 sq ft	7	5,347 sq ft*
3	3,512 sq ft	8	9,321 sq ft*
4	5,277 sq ft*	9	23,564 sq ft*
5	5,712 sq ft*		

\*Includes first floor mezzanine

## Terms

The units will be available on a lease hold basis. Details available on request.

### More information available through the joint selling agents:



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