



# NASMYTH COURT

HOUSTOUN INDUSTRIAL ESTATE, LIVINGTON, EH54 5EG

# TO LET

## Refurbished Industrial Units

1,550ft<sup>2</sup> - 3,100ft<sup>2</sup> (144m<sup>2</sup> - 288m<sup>2</sup>)

**BARWOOD**  
CAPITAL

**CAISSON**  
INVESTMENT MANAGEMENT



**POPULAR**  
COURTYARD  
DESIGN

**SHARED YARD**  
WITH SINGLE POINT  
SECURE ACCESS

**PLENTIFUL CAR PARKING**  
AND LOADING AREA TO  
THE FRONT OF THE UNITS

# REFURBISHED INDUSTRIAL UNITS

1,550ft<sup>2</sup> - 3,100ft<sup>2</sup> (144m<sup>2</sup> - 288m<sup>2</sup>)



## TYPICAL UNITS



# WELCOME TO NASMYTH COURT

## LOCATION

Nasmyth Court located off Grange Road within the Houstoun Industrial Estate in Livingston. Livingston is linked to Edinburgh and Glasgow via the M8 motorway - J3.

## DESCRIPTION

- Refurbished Industrial Units
- Variety Of Sizes
- Competitive Starting Rents

## TERMS

The properties are available on new full repairing and insuring leases, with rents upon application.

## SERVICE CHARGE

There is a service charge applicable for the upkeep of communal areas and management of the site. Further details are available from the agent.

## PLANNING

The units are suitable for light industrial and warehousing uses. Parties are advised to make their own enquiries to the West Lothian Council on 01506 280000 to check the validity of their use.

## RATES

From 1 April 2017 levels of rates relief under the Small Business Bonus Scheme have been set at 100% for eligible properties with a combined Rateable Value (RV) of up to £15,000. For further information please see The Scottish Assessors website at: [www.saa.gov.uk](http://www.saa.gov.uk)

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICES

The units are connected to mains gas, electricity, water and mains sewerage. Services have not been tested and interested parties are advised to make their own enquiries in this regard.

## EPC

EPC available upon request for individual units.

## VAT

All figures quoted are exclusive of VAT which the landlord may have a duty or wish to impose at the prevailing rate.

## Available Units

Units from 1,550ft<sup>2</sup> to 3,100ft<sup>2</sup> (144m<sup>2</sup> to 288m<sup>2</sup>).



## VIEWING

Viewing arranged strictly via joint agents:

**Denwolf**  
ASSET MANAGEMENT

**Grant Scrimgeour**  
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