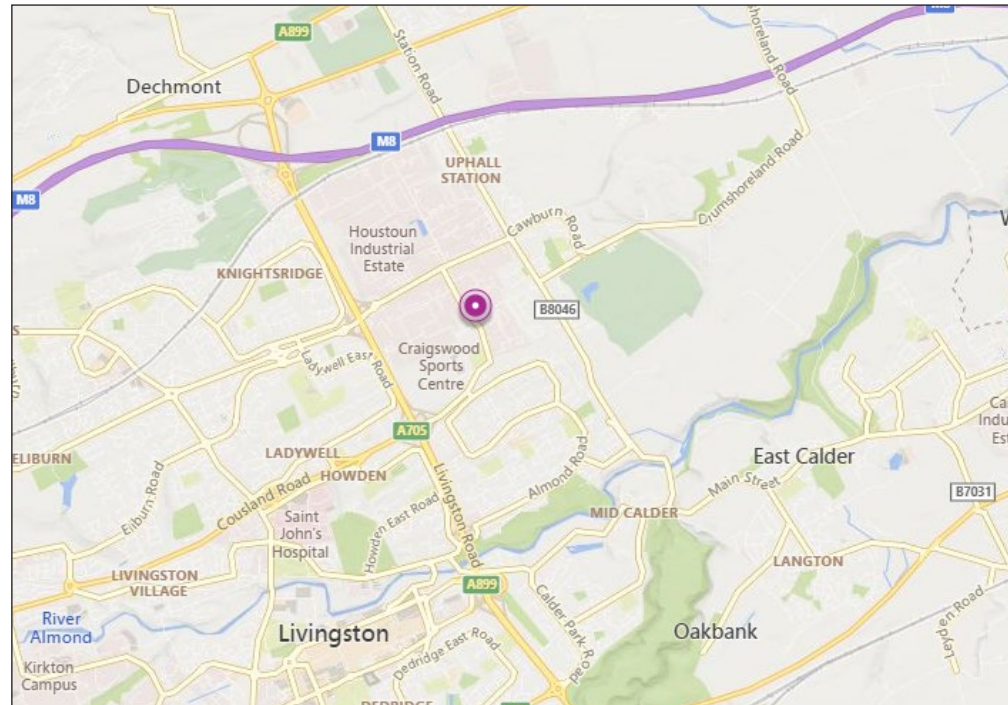
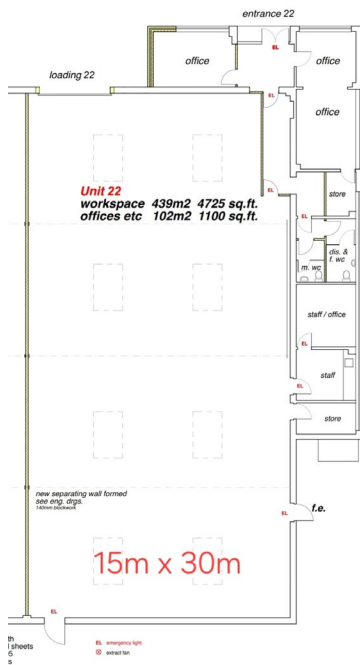




## 22 Grange Road, Livingston, EH54 5DE

- Industrial unit extending 541 sq m (5,823 sq ft)
- Prime business location within Houstoun Industrial Estate, Livingston
- Excellently situated within the M8 corridor
- Generous car parking
- Quoting Rent: £45,000 per annum (Exclusive of VAT)
- Immediately available



## LOCATION

The subjects are prominently situated on Grange Road within Houstoun Industrial Estate. Houstoun Industrial Estate is the largest in Livingston and is located north east of Livingston town centre. This well-established industrial location offers excellent transport links due to close proximity to Uphall Train Station and the M8 motorway providing connection to Edinburgh (15 miles), Glasgow (32 miles) and the rest of Scotland. Local occupiers include; Howdens, Stevenswood, Evoframe and a diverse range local occupiers.

## DESCRIPTION

Unit 22 Grange Road comprises a building of steel portal frame construction arranged over a single floor offering open plan industrial accommodation with office and WC facilities. The unit

benefits from roller shutter access and a pedestrian door. More specifically Unit 22 offers 4,725 sq ft of industrial workshop space, with an additional 1,100 sq ft of office accommodation and staff facilities to the front of the property. Furthermore, the subjects benefit from ample parking.

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following gross internal areas: 541 sq m (5,823 sq ft).

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £23,400.

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a negotiable duration.

## PRICE

£45,000 per annum (Exclusive of VAT)

## LEGAL COSTS + VAT

Each party has to bear their own legal costs. The purchase will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## EPC

Available upon request

To arrange a viewing please contact:



**Murdo McAndrew**

Director

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0131 240 5311



**Corann Henderson**

Chartered Surveyor

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07776 844 275

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2026