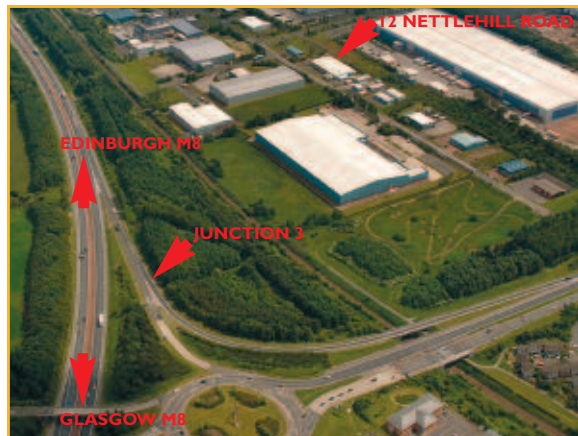


industrial

DM HALL

TO LET/MAY SELL

12 NETTLEHILL ROAD  
HOUSTOUN INDUSTRIAL ESTATE  
LIVINGSTON,  
EH54 5DL



APPROXIMATELY 1,715.75 SQ M (18,468 SQ FT)

- MODERN DETACHED UNIT
- 2 VEHICLE ACCESS DOORS
- DEDICATED YARD
- EASY ACCESS TO THE M8 MOTORWAY

commercial department  
15 Alva Street, EDINBURGH, EH2 4PH

0131 477 6000

[www.dmhall.co.uk](http://www.dmhall.co.uk)

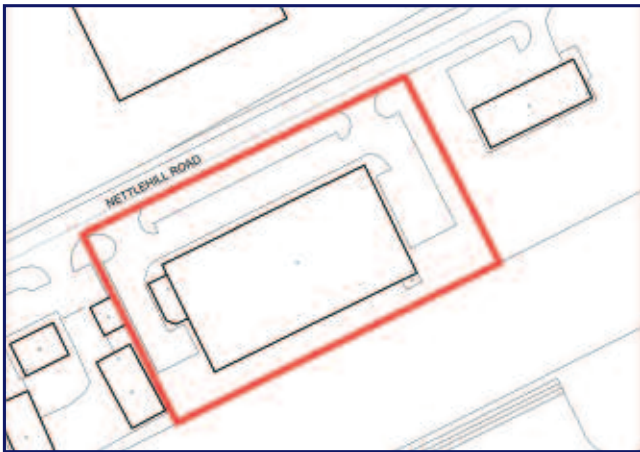
## LOCATION

Livingston is situated adjacent to the M8 Motorway, at the heart of Scotland's Central Belt, approximately 17 miles to the west of Edinburgh and 23 miles to the east of Glasgow.

Houstoun Industrial Estate is situated immediately adjacent to Junction 3 of the M8 and is accessed by way of the A899 Livingston Road which links to Houstoun Road, the main route through the estate. Houstoun Road provides direct access to Nettlehill Road.

Nearby occupiers include Iron Mountain, DSV Distribution, Kuene Nagel and Mitsubishi.

The exact location of the subjects is shown on the Ordnance Survey extracts below.



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## DESCRIPTION

The property comprises a modern detached industrial unit with car parking facilities to the front and open yards to either side.

The building is of steel framed construction with a solid concrete floor. The walls are constructed of a combination of brick, block, and profiled metal sheeting. The roof is constructed of profiled sheeting and incorporates approximately 10% translucent light panels.

Within the warehouse, heating is by way of overhead gas fired units and lighting is via a combination of fluorescent and pendant fittings. Vehicular access is via roller shutter doors located at either end. Good quality office accommodation and ancillary staff facilities are provided within a two storey structure located to the front of the unit.

## ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal area has been calculated:

GIA 1,715.75 sq m (18,468 sq ft)

## ASSESSMENT

We have been verbally advised by the Assessor's Department of the Lothian Valuation Joint Board that the subjects are currently entered in the Valuation Roll as follows:

Rateable Value: £75,000

Based on the 2009-10 rate poundage of 48.1p in the £ (plus 0.4p large property supplement) the rates payable on the property will be in the region of £36,500 per annum.

## RENT

The subjects are available on a new Full Repairing and Insuring Lease incorporating regular rent reviews for a period to be agreed at a rental of £70,000 per annum exclusive.

## SALE

The landlord may consider the sale of the property. Please contact the agents below for further information.

## LEGAL COSTS

Each party will be responsible for their own legal costs involved in any transaction, with the tenants being responsible for the payment of Stamp Duty Land Tax, Registration Dues and VAT incurred thereon.

## FURTHER INFORMATION

Further information is available from the sole agents:

DM HALL  
15 ALVA STREET  
EDINBURGH  
EH2 4PH

Contact: Chris Simpson

Tel: 0131 477 6000

Fax: 0131 477 6016

Email: [chris.simpson@dmhall.co.uk](mailto:chris.simpson@dmhall.co.uk)

## VIEWING

Strictly by appointment with the sole agent as above.

## ENTRY

Upon completion of legal formalities.

Reference: ID/ECA3807

Date of publication: January 2009

## IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.