

TO LET

**RARELY AVAILABLE
SECURE YARD**

Located within sought-after Houston Industrial Estate

Price on Application

Site extends to approximately 2.4 acres, offering a generous yard area suitable for a variety of commercial, storage, or industrial uses.

Flexible lease terms & immediately available

Benefits from hard hard-standing surface & multiple access points

Easily accessible from M8, A71 & A899



WHAT 3 WORDS



5D GRANGE ROAD, LIVINGSTON, EH54 5DE

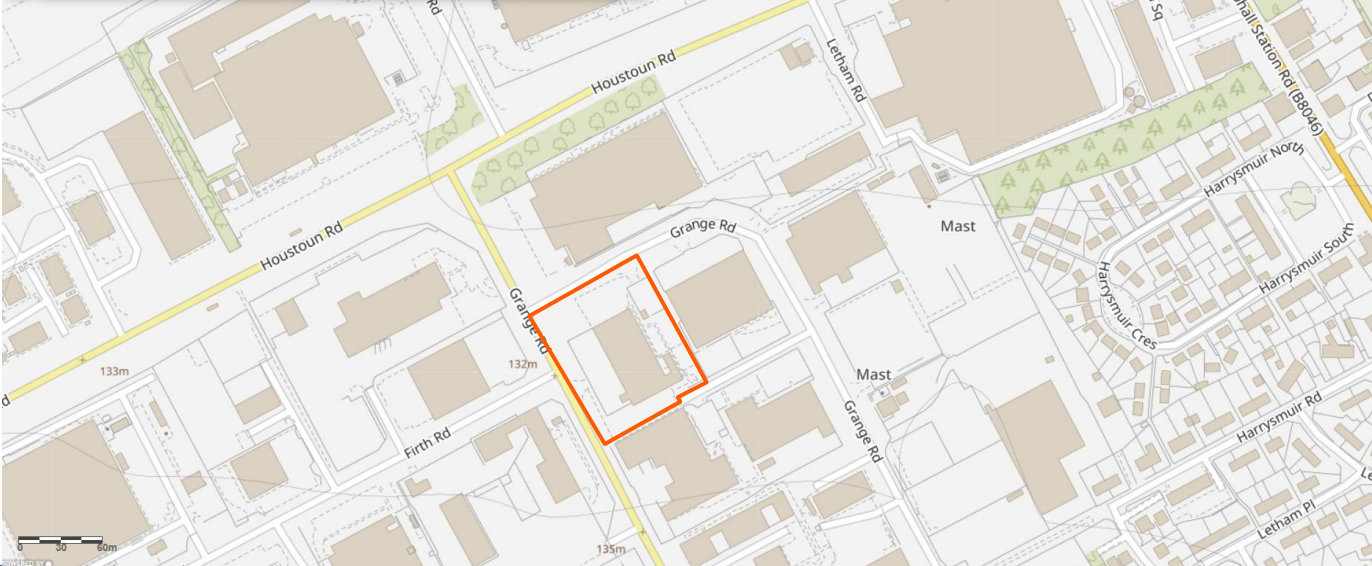
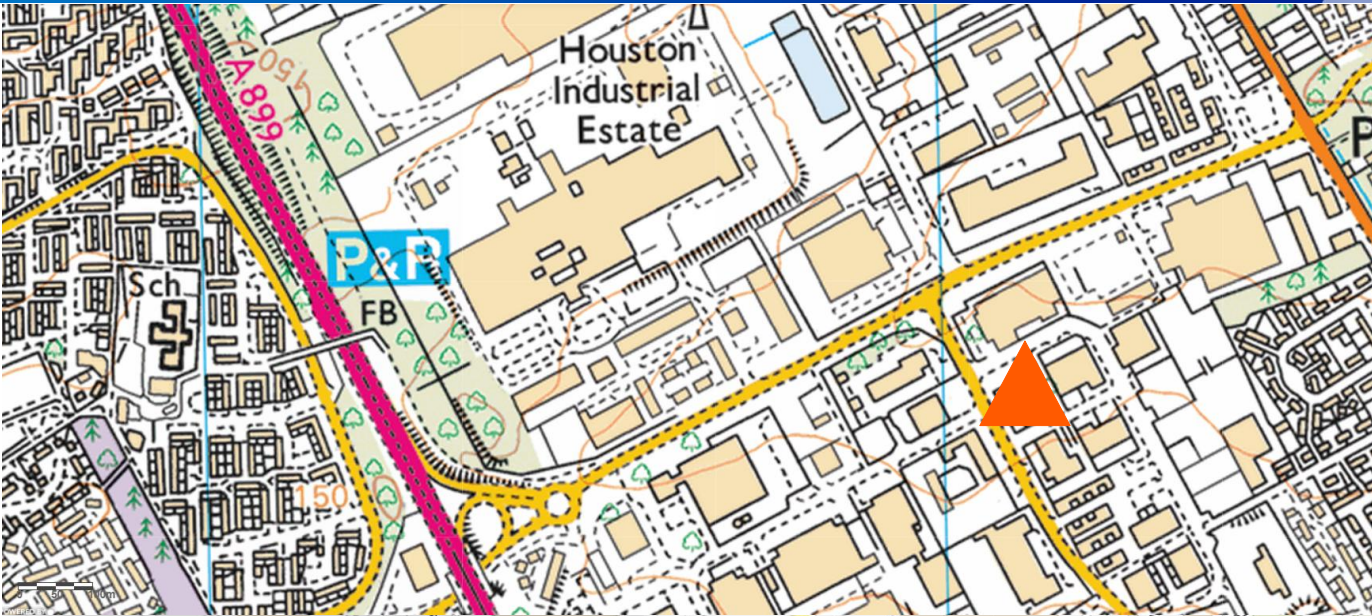
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Location & Description

5D GRANGE ROAD, LIVINGSTON, EH54 5DE



Location

Livingston is the largest town in West Lothian, strategically positioned approximately 15 miles west of Edinburgh and 30 miles east of Glasgow.

The town benefits from excellent connectivity via Junction 3 of the M8 motorway, Scotland's primary east-west route linking Edinburgh and Glasgow through the central belt.

The site is conveniently located within the established Houston Industrial Estate, just off the A899 and a short distance from Livingston town centre.

The estate is home to a range of national and regional occupiers, including Screwfix, Orchard Timber Products, and Taylor Roofs, making it a well-regarded commercial hub.

Description

The site extends to approximately 2.4 acres, offering a generous yard area suitable for a variety of commercial, storage, or industrial uses.

Key features include:

- Four separate access points – two from the main road and two to the rear of the site
- Secure steel perimeter fencing providing full site enclosure
- Level site suitable for open storage, vehicle or equipment parking, or other commercial uses
- Excellent visibility and access within a busy industrial estate

Rare leasehold in Houston Industrial Estate



GOOGLE MAPS



Photographs

5D GRANGE ROAD, LIVINGSTON, EH54 5DE





Rent

Price on Application

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £24,300, which would result in a rates payable of approximately £11,688.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement, and this property may also be applicable for small business rates relief.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The site is not VAT elected.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however, the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction **AUGUST 2025**