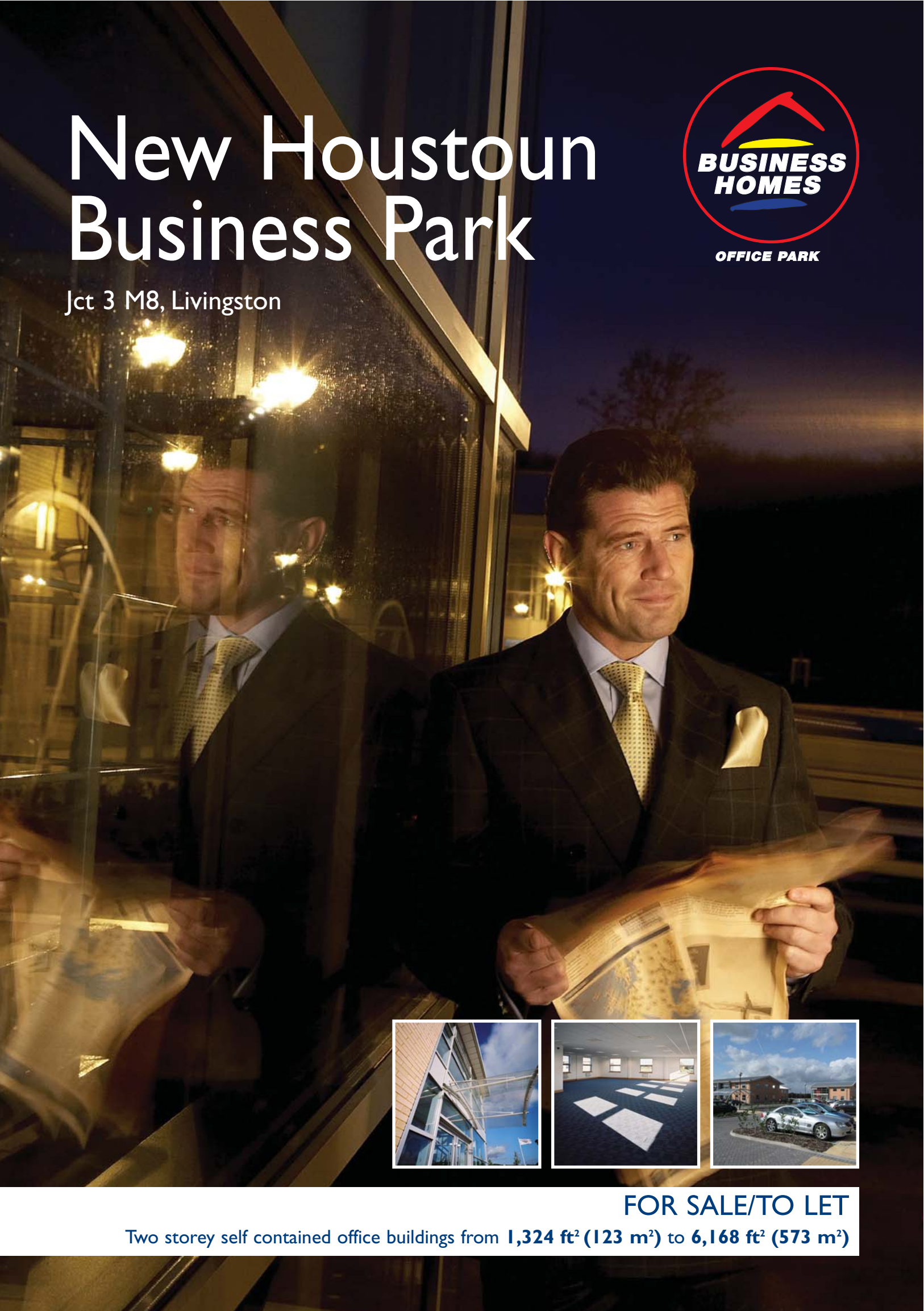


New Houston Business Park

Jct 3 M8, Livingston



FOR SALE/TO LET

Two storey self contained office buildings from **1,324 ft² (123 m²)** to **6,168 ft² (573 m²)**



Making work
a pleasure...

Our customers tell us a move to a new Business Home is a boost for their business. A pleasant, secure, working environment helps them recruit and retain staff. A new building reflects the success and ambition of the business and also helps promote the sale of its products or services. 'First impressions count!'

We give our customers the choice of being able to buy or rent, tailoring terms to suit their needs and 'finances'.

We are delighted to announce a new mortgage package for our customers from Abbey Bank, up to 80% of valuation (either cost or investment value), competitive interest rates, subject to status with a special feature of a VAT facility. Further details are available.

Our building designs have evolved over a decade and incorporate both customer feedback and the raft of legislation introduced in recent years. Small buildings are harder to design by their nature; our buildings are regarded by the Industry as the market leader in design and quality.

A handwritten signature in black ink, appearing to read 'Simon Houlston', written over a horizontal line.

Simon Houlston
Chairman of Business Homes



...Impressive...



'Impress your clients,
impress your staff with...'



Your own branding on a new self contained building
with free designated parking.



Your own front door providing a light and airy,
contemporary entrance.



State of the art telecommunications available.



'Flexible working space
designed for your operational
needs'



Suspended ceilings with recessed lighting.



Fully raised access floors.

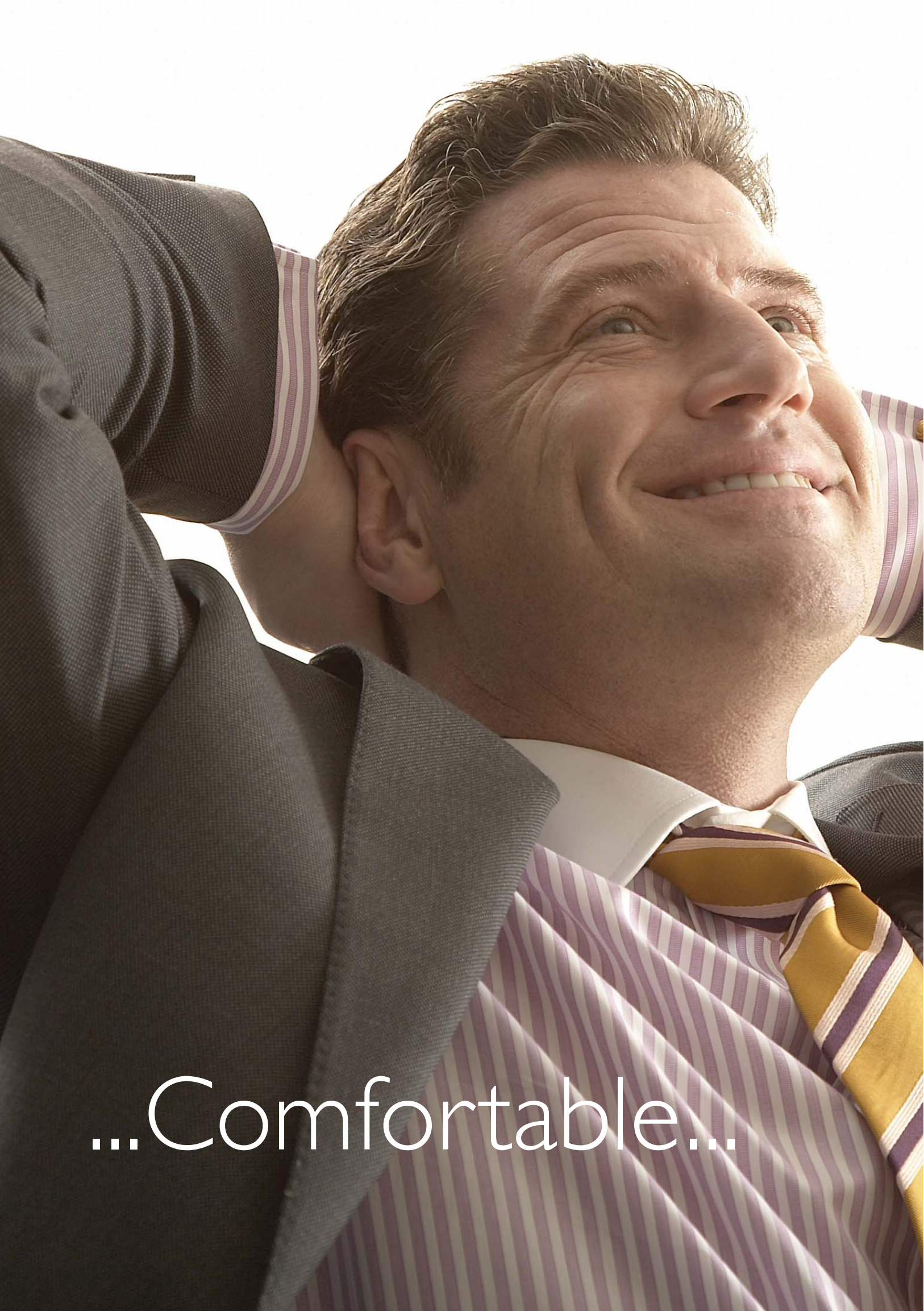


Free space planning service available.





...Flexible...



...Comfortable...

'Comfort is essential for occupiers - our aim is *making work a pleasure*'



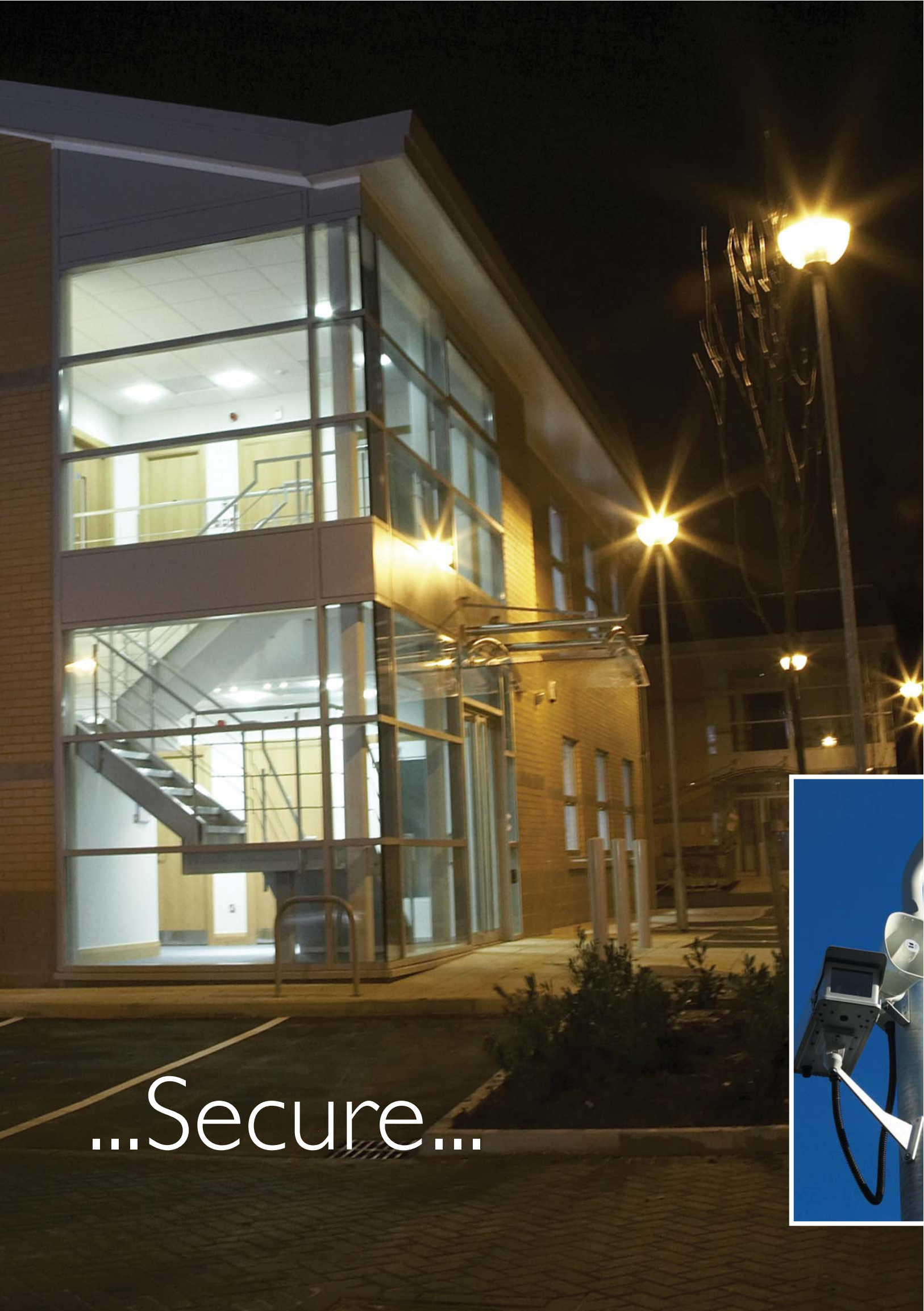
Air conditioning (comfort conditioning) as an optional extra.



WC and kitchen on each floor.
Kitchen includes dishwasher, fridge, sink and storage.
WC includes shower unit.



Disability Discrimination Act compliant with disabled toilet, kitchen, lift and access.



...Secure...



‘Providing a secure working environment for your business and staff’

State of the art Security is provided by GSS which includes:-

- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.
- An Intruder Alarm System is installed and connected to the security control centre. The sensors are fitted at the occupier's expense to suit the fit out.
- A Barrier Entry System at the entrance to each of our developments including a Vehicle Recognition System.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their vehicle when leaving the building outside normal office hours, with voice contact via the audio system.
- Police response to Business Homes / GSS activations are given a higher priority due to a zero false alarm record.
- Other elements of the building can be monitored via this system. This can include the fire alarm, temperature control in specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Security Bollarding.



Buy or rent
(it's your future)...





'A choice of Tenureships to suit you and your businesses needs'

Freehold

- Each building is available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold:

- Length of lease and terms to suit your business needs.

Quoting Prices:

- Price and rental figures available on application.

VAT:

- VAT will be charged on rent and sale prices.

Warranties:

- 12 years Design Build Warranty is provided by the Contractor, supported by 12 year Warranties from the Architects and Engineers.





Schedule of accommodation

Building	Ft ²	M ²	Car Parking	Typical Occupation Numbers
1	4,162	386	14	25-55
2	3,043	282	10	12-30
3	3,043	282	10	12-30
4	4,162	386	15	25-55
5	6,168	573	20	50-70
6	5,185	481	19	25-55
7	3,043	282	10	12-30
8	3,043	282	10	12-30
9	4,162	386	15	25-55
10	4,162	386	15	25-55

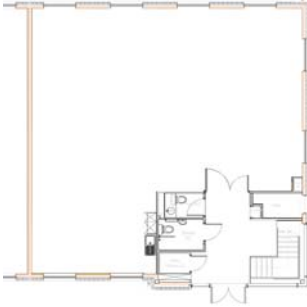
Each building has the potential to be split on a floor by floor basis with suites from 1,324 ft² (123 m²).



Floor plans

3,043 ft² floor size

Ground Floor

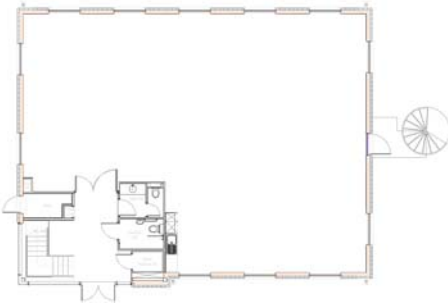


First Floor - Sample Fit Out



4,162 ft² floor size

Ground Floor

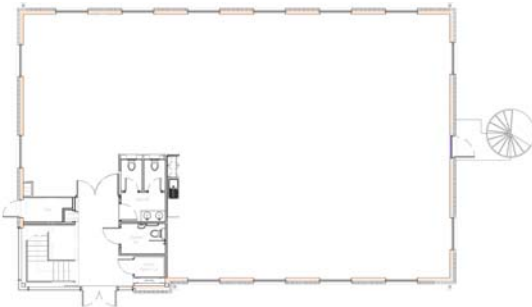


First Floor - Sample Fit Out

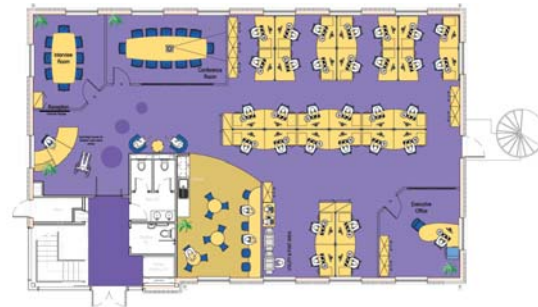


5,185 ft² floor size

Ground Floor

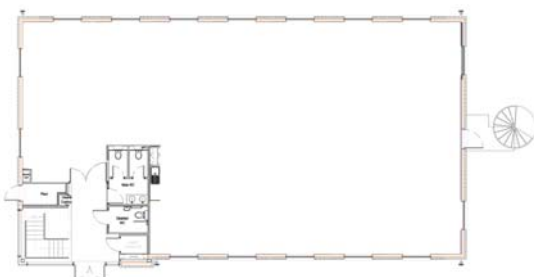


First Floor - Sample Fit Out

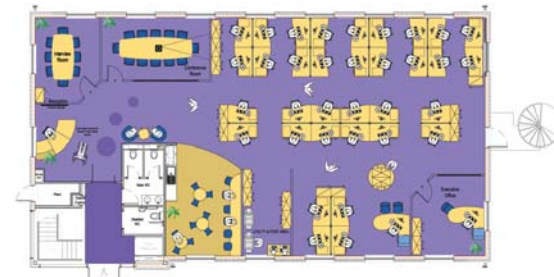


6,168 ft² floor size

Ground Floor



First Floor - Sample Fit Out



NB: The above floor plans are indicative and individual buildings vary between sites and between buildings





comes to...

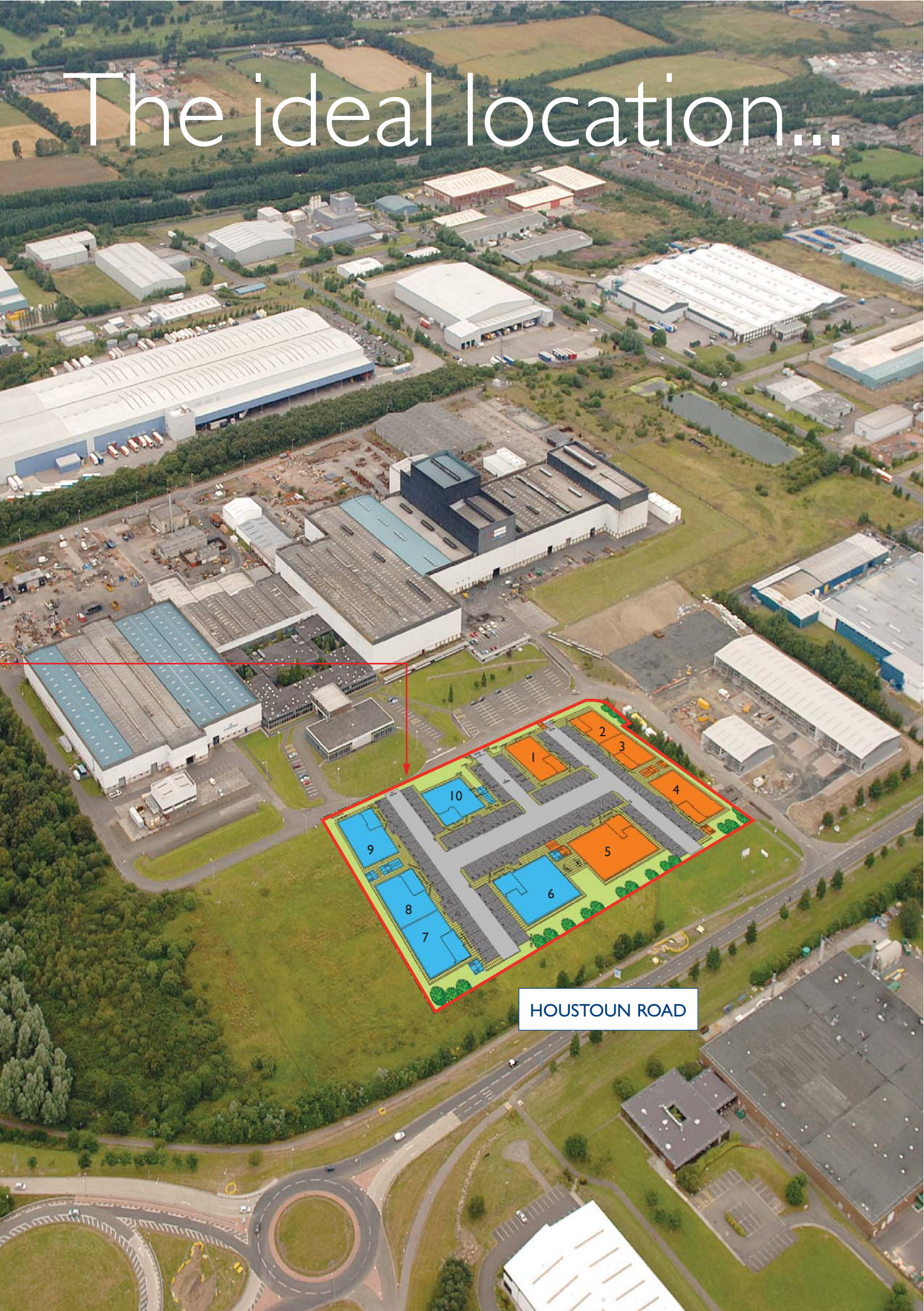
New Houstoun BUSINESS PARK

J3 M8, LIVINGSTON

TO GLASGOW &
EDINBURGH



The ideal location...



HOUSTON ROAD

The place to be...



Local Occupiers

- | | | | |
|---|----------------------------------|----|----------------------------------|
| 1 | Travelodge | 6 | Livingston North Railway Station |
| 2 | McArthur Glen Shopping Centre | 7 | Uphall Golf Club |
| 3 | Almondvale Shopping Centre | 8 | Uphall Railway Station |
| 4 | Livingston Town Centre | 9 | New Houston Business Park |
| 5 | Livingston South Railway Station | 10 | Pumpherstons Golf Club |

Location

- New Houstoun Business Park is located within Houstoun Industrial Estate which is Livingston's largest business area and is strategically situated next to Junction 3 of the M8 (Edinburgh-Glasgow) motorway.
- New Houstoun Business Park is situated on the north side of Houstoun Road which is the main spine road through the estate.
- Uphall and Livingston North Train Stations are close by with regular services to Edinburgh and Bathgate. Livingston South Train Station goes to Glasgow. At Junction 3 there is a Travel Lodge and Restaurant with BP filling station.

Distances (approx)

Edinburgh	15 mins
Glasgow	30 mins
Dundee	90 mins
Aberdeen	2 hrs 30 mins
Inverness	4 hours
Manchester	4 hours

Sat Nav Reference: EH54 5BZ



ALSO DEVELOPING AT...

Scotland

Aberdeen
Dunfermline
East Kilbride
East Lothian
Edinburgh
Glasgow (Airport)

North

Chester
Chesterfield
Doncaster (Airport)
Knaresborough, Harrogate
Leeds City Centre
Leeds Thorpe Park
Liverpool (Airport)
Newcastle
Manchester
Stockport

Midlands

Birmingham
Coventry
Swindon

South

Bracknell
Crawley
Elstree
Luton
Southampton
Stevenage
Stokenchurch
Winnersh
Wokingham

A development by:



brian.robinson@businesshomes.co.uk
simon.houlston@businesshomes.co.uk

Agents:



peter.ianson@ryden.co.uk
ian.taylor@ryden.co.uk



hamish.sutherland@collierscre.co.uk
alastair.mcburnie@collierscre.co.uk