

# TO LET

33,061 SQ FT

Modern standalone industrial premises with 0.6 acre concrete yard

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**Gunn**  
PROPERTY CONSULTANTS

1 Chalmers Square  
Deans Industrial Estate | Livingston | EH54 8RJ



PLAY

# Summary

Livingston is one of Scotland's principal distribution, warehousing and technology centres.

- Good quality logistics warehouse extending to 3,071.5 sq m (33,061 sq ft).
- Ground level access and two dock level doors.
- Minimum eaves height 4.6m rising to 6.4m.
- New long FRI lease available subject to vacant possession.
- 0.6 acre secure concrete yard.
- 1,618 sq ft offices



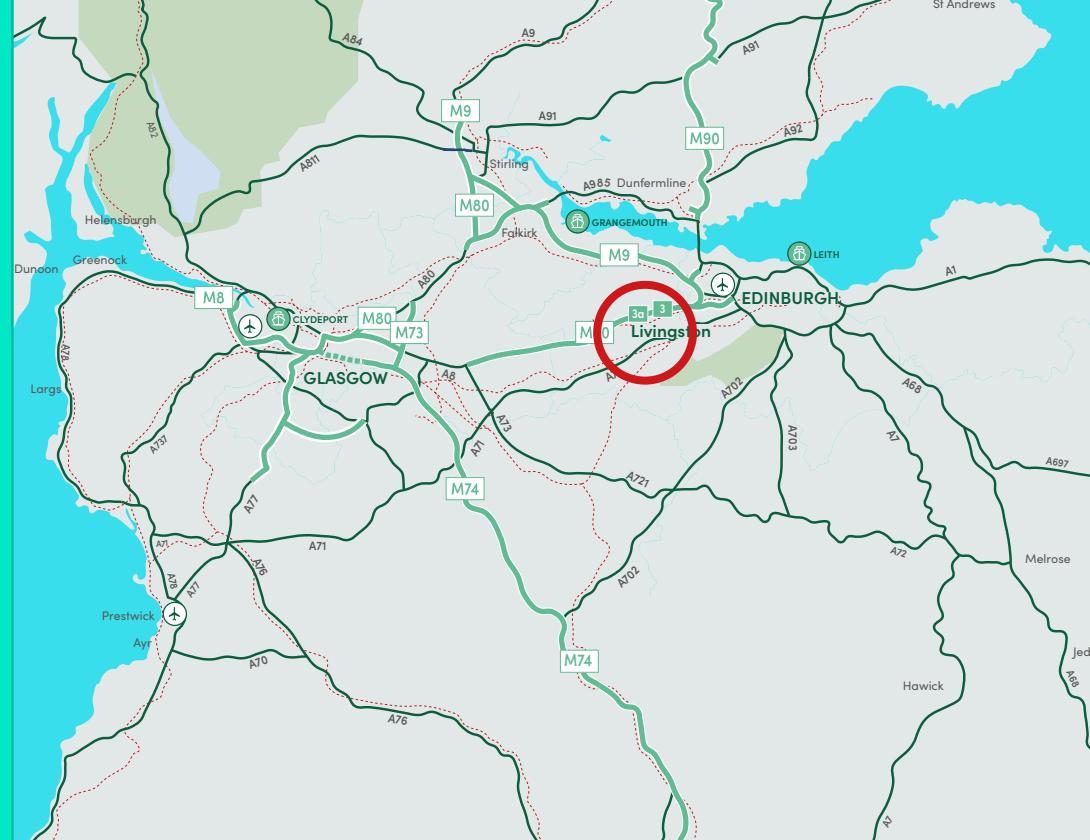
# Location

Livingston is one of Scotland's principal distribution, warehousing and technology centres, strategically situated in the heart of the Central Belt. It is the administrative centre for West Lothian and the commercial focus of the local area.

The subject unit is situated within Deans Industrial Estate, located just off J3A of the M8 motorway the estate is a prime last mile logistics location with great access to the Central Belt with Edinburgh and Glasgow both able to be reached within a 35-minute drive. Nearby occupiers including SAICA, Schuh Retail, DHL/Nisa, Crown Worldwide and Tesco.

## TRAVEL TIMES

Destination	Distance (Miles)
Livingston Town Centre	3
Edinburgh Airport	12
Edinburgh	20
Stirling	28
Glasgow	30
Glasgow Airport	39



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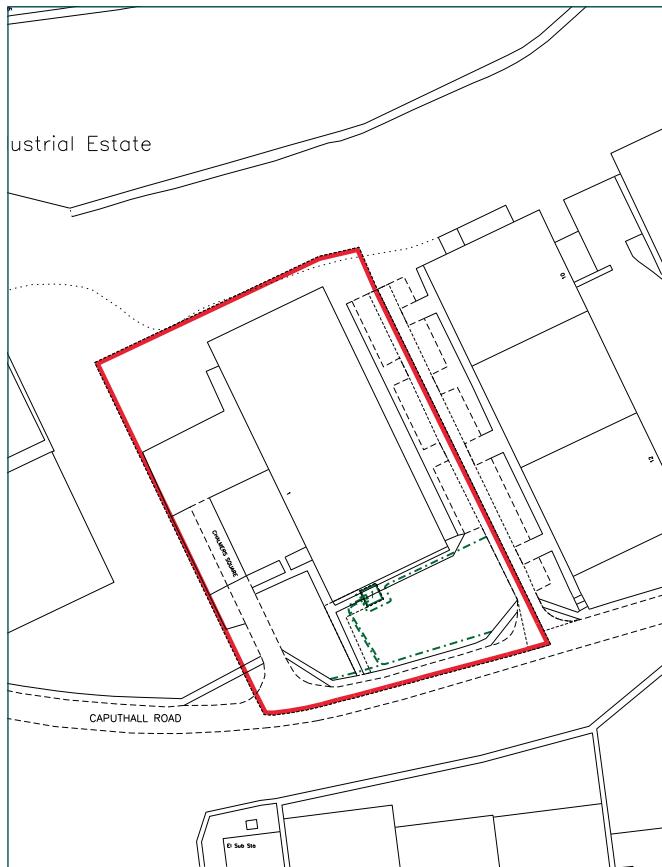


# Description

The property comprises a good quality industrial / distribution unit of steel portal frame construction with walls and roof clad in insulated profile metal sheeting. The unit has a minimum eaves height of 4.6m rising to 6.4 m at the apex. Internally the unit has gas fire heating and a single storey cellular office block with kitchen and toilet facilities. The roof of the office block is load bearing and is currently used as a mezzanine for small part storage. The warehouse has ground level access doors on each elevation and two further dock level doors leading onto the secure yard. Pedestrian access is via the office reception.

Externally the yard is concrete with a tarmac entry road and enclosed by palisade fencing with a security gate. There is a car park to the south west of the unit with further car parking along the eastern elevation. The secure yard runs the majority of the western elevation and northern gable end.

The full 2 acre site includes the landscaped area to the south and northeast of the unit.



Area	Sq.ft	Sq.m
Warehouse	30,478	2,832
Office	1,618	150
Mezzanine	965	90
<b>Total</b>	<b>33,061</b>	<b>3,072</b>



# EPC

The building benefits from an A04 rating. The EPC certificate and Recommendation Report is available at request.

# VAT

All prices are exclusive of VAT.

# Rent

The subjects are available by way of a new full repairing and insuring lease with quoting information available on request.

# Rateable Value

£129,250.



## Contact

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