



Dunlop Court
Livingston
EH54 8SL

0.4 — 1.5 Ha
(1-3.71 acres)

Property Details

- Development to commence shortly
- Yard areas from approximately 0.4 - 1.5 Ha (1 — 3.7 acres)
- Finished specification to include palisade fencing, power & water supplies

LOCATION

Livingston is located approximately 17 miles west of Edinburgh and 30 miles to the east of Glasgow. The M8 Motorway lies immediately to the north of the town and can be easily accessed via both Junctions 3 and 3A. Deans Industrial Estate is one of the most popular industrial locations in West Lothian. The subjects are located at Dunlop Court, situated to the west of the estate and lying to the south of the M8. Occupiers in the vicinity include DMN Logistics, Schuh and DHL.

DESCRIPTION

The subjects comprise a site of approximately 1.5 Ha (3.71 acres) upon which yards from 0.4 Ha (1 acre) can be created. Work is due to commence shortly to provide surfaced yard opportunities bounded by palisade fencing and benefitting from utilities connections.

ACCOMMODATION

Yards from approximately 0.4 - 1.5 Ha (1 - 3.71 acres) can be created.

Consideration will also be given to development of industrial units to meet bespoke tenant requirements. Our client may also consider a sale of part of the premises.

RENTABLE VALUE

The subjects will require to be assessed for rates purposes upon completion. Further information can be found at www.saa.gov.uk

LEASE TERMS

The subjects will be available on a new lease for a period to be agreed. Rental information is available from the letting agents.

VAT

VAT will be chargeable on the rent.

ENTRY

By agreement.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

VIEWING

Strictly by arrangement with the agents.

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ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers. Once an offer has been accepted, the prospective Purchaser(s)/ Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



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