

DM HALL

To Let

Secure Storage Yards

Delta M8 Yards
Neilson Square
Livingston
EH54 8RQ

DELTA M8 YARDS
LIVINGSTON EH54 8RQ
INDUSTRIAL OPEN STORAGE

0.4 Ha (1 acre)
yard available
for immediate
occupation



Property Details

- Bespoke yards available from 1 to 40 acres
- Finished specification to include power & water connections, 8m wide vehicle access gates, 2.4m high perimeter protection fencing & LED floodlights

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 on Neilson Square, situated to the west of the estate and lying immediately to the south of the M8 with part of the site benefiting from having motorway frontage. Occupiers in the vicinity include DMN Logistics, Schuh and DHL.

DESCRIPTION:

The subjects comprise a site of approximately 40 acres upon which yards from 0.4 Ha (1 acre) can be created. Work is underway to provide a surfaced yard opportunity with utility connections, 8m wide vehicle access gates, 2.4m high perimeter protection fencing & LED floodlights. Bespoke requirements can be accommodated on the site including the development of turnkey buildings. Further information is available from the agent.

ACCOMMODATION

0.4 Ha (1 acre) yard available for immediate occupation. Further yards can be created on the site from approximately 0.4 Ha to 12 Ha (1 — 30 acres)



Total site area capable of development



Property Details

NON DOMESTIC RATES:

The subjects will require to be assessed upon completion. Further information is available at www.saa.gov.uk

RENT:

Competitive rent per acre available. Please contact the agent for rental information.

LEGAL COSTS:

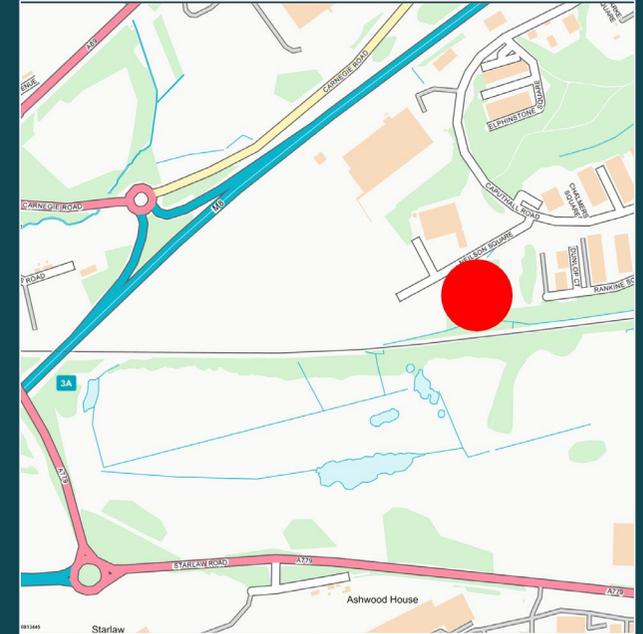
Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.



0.4 Ha (1 acre) yard available for immediate occupation

Make an enquiry

Ian Davidson
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0131 624 6130

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Edinburgh, EH12 6DD

0131 624 6130



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