

# DM HALL

## To Let

### Secure Storage Yards

Delta M8 Yards  
Neilson Square  
Livingston  
EH54 8RQ

**DELTA M8 YARDS**  
LIVINGSTON EH54 8RQ  
INDUSTRIAL OPEN STORAGE

Yards  
available from  
approximately  
1 to 40 acres  
(0.4 to 16.2 HA)



# Property Details

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

## 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

Yards are available from approximately 0.4 to 16.2 Ha (1 to 40 acres). The opportunity currently under construction extends to approximately 1.5Ha (3.7 acres).



# Property Details

## NON DOMESTIC RATES:

The subjects will require to be assessed upon completion. Further information is available at [www.saa.gov.uk](http://www.saa.gov.uk)

## RENT:

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

## LEGAL COSTS:

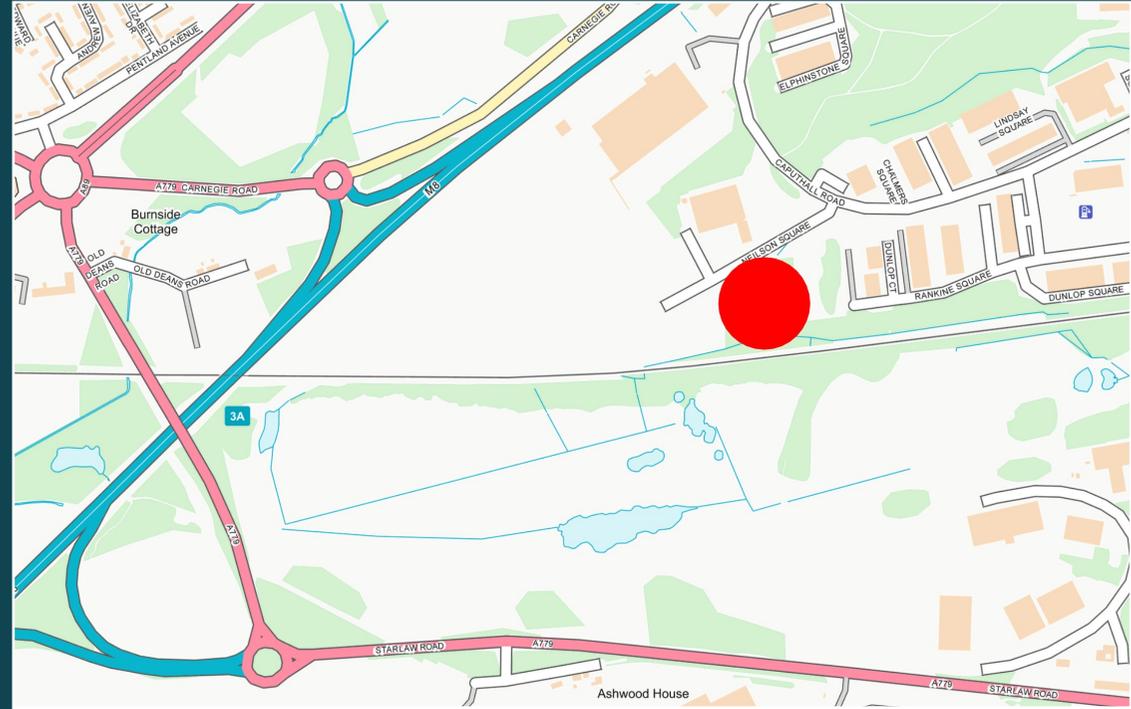
Each party will be responsible for paying their own legal costs incurred in any transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.



## Make an enquiry

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