



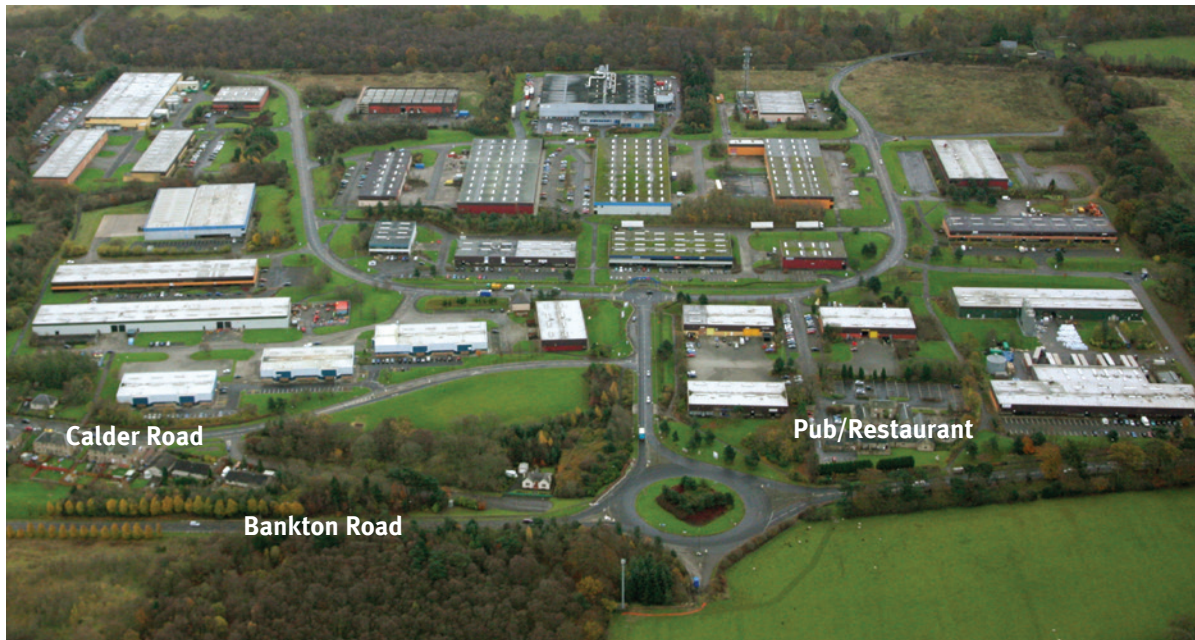
TO LET
INDUSTRIAL UNITS FROM
3,000 sq ft – 30,000 sq ft
Business/Office Units also available

www.brucefield.co.uk

Sat Nav EH54 9DH

BRUCEFIELD
INDUSTRY PARK
LIVINGSTON

Livingston is one of Scotland's major commercial successes and a leading industrial location. The town is strategically located at the heart of Scotland's central belt, with the result that 60% of Scotland's population is within a 1-hour drive time. Lying immediately adjacent to the M8, Edinburgh and Glasgow City Centres can be reached in less than 40 minutes by car. The M8 links to the M9 (Stirling), M90/A90 (Dundee, Aberdeen) and M73/M74 interchange, allowing all parts of Scotland and Northern England to be easily serviced from this central location.



Right Place, Right Space...

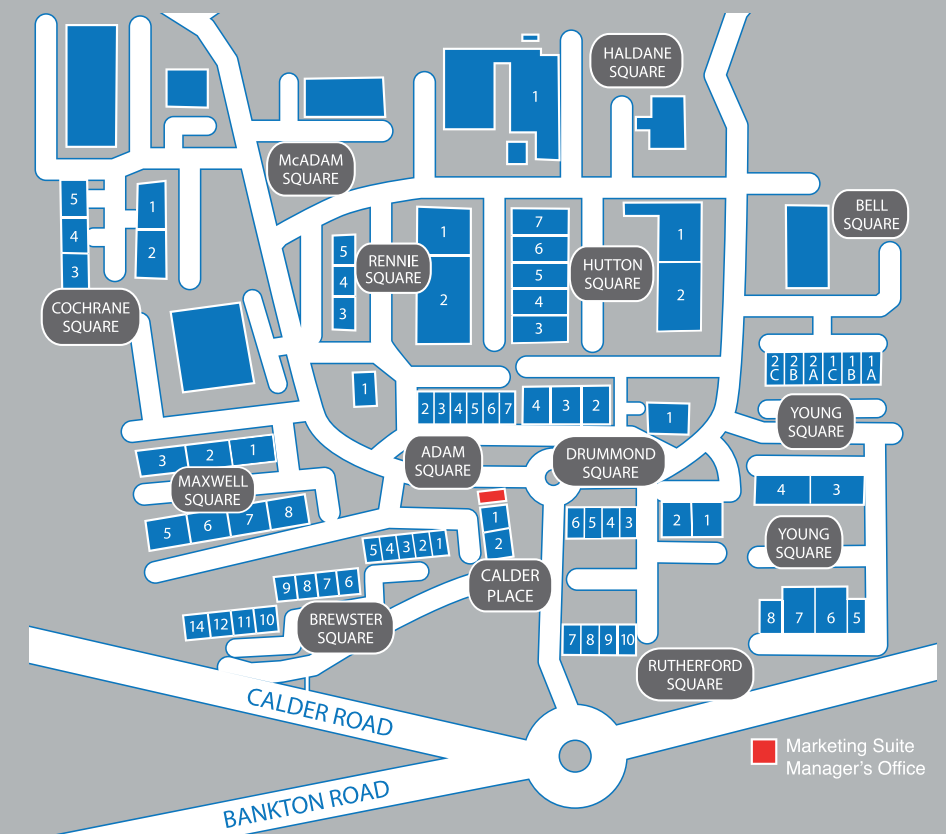
Livingston is a rapidly expanding town, boasting a population of circa 50,000 people. This desirable location has attracted a variety of manufacturing and distribution companies with over 30% of the workforce estimated to be employed within this sector. Set around an established town centre, Livingston offers over 1.5 million sq ft of high quality retail space, cementing its position as a major regional retail destination. The combination of excellent employment opportunities and first class lifestyle amenities has made Livingston an increasingly attractive environment in which to live, work and do business.

Brucefield Industry Park provides over 650,000 sq ft of modern, industrial accommodation within a secure, managed environment, conveniently located on the A71, to the south of Livingston town centre. The park offers units, many of which have now been refurbished, ranging from circa 3,000 - 30,000 sq ft, with associated yardage and parking. The fusion of a high quality environment and excellent accessibility has resulted in Brucefield becoming the location of choice for a wide variety of users.

As one of the largest industrial estates in the East of Scotland under single ownership, Brucefield has a unique ability to take a business-focused approach to occupancy structures. Subject to term and tenant covenant, the Landlord is willing to structure flexible leasing packages designed to match contract lengths and facilitate business growth within the estate. It is this tenant focus that differentiates Brucefield, setting it apart from Livingston's wider industrial offer.

The Park benefits from:

- CCTV security network
- On-site, dedicated Park Manager
- On-site shop/café
- Units to suit all sizes
- Good quality office content
- Flexible leases
- Car parking
- High quality landscaping
- Comprehensive security



Marketing Suite Manager's Office



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Livingston is in the middle of Scotland's Central Belt, just west of Edinburgh off Junction 3 of the M8. It is the ideal location for businesses active across Scotland, with direct motorway connections throughout the country's economic heartland.

Destination	Distance	Travel time
Edinburgh Airport	12 miles (19km)	17 mins
Edinburgh City Bypass	12 miles (19km)	15 mins
Edinburgh City Centre	18 miles (29km)	30 mins
Glasgow Airport	42 miles (67km)	45 mins
Glasgow City Centre	32 miles (51km)	40 mins

Lease Terms

Units are available on new full repairing and insuring leases for a term to be agreed.

The landlord will consider a wide range of leasing arrangements, and incentives packages depending on tenant's requirements and the usual covenant and other checks.

Viewing & Further Information

For further information about the available accommodation, or to arrange a viewing, please do not hesitate to contact the joint letting agents:

gva.co.uk
0131 255 8000

Lewis Pentland
0131 469 6017
lewis.pentland@gvajb.co.uk

Denwolf
0141 225 8555
www.denwolf.co.uk

Grant Scrimgeour
0141 225 8555
grant@denwolf.co.uk

PROPERTY MISDESCRIPTIONS

The information contained within these Particulars has been checked and is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. Date of publication - February 2016.