



1 RENNIE SQUARE  
BRUCEFIELD INDUSTRY PARK  
LIVINGSTON EH54 9DF

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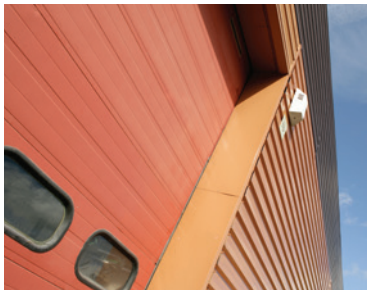
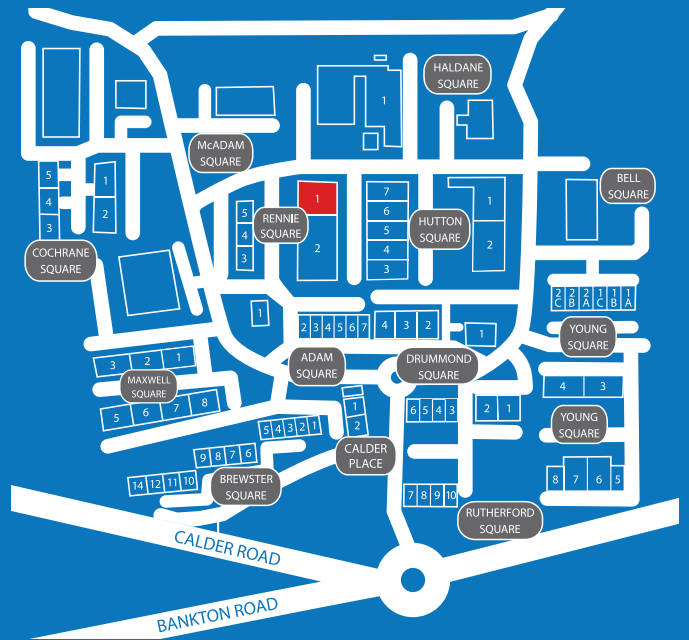


2,422 sq m / 26,074 sq ft

Right Place, Right Space...



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### SIZE

2,422 sq m / 26,074 sq ft.

### RENT

On application. Concessions may be available, subject to contract and covenant.

### RATES

The property has a rateable value of £96,400, with annual rates payable in the region of £47,525. (2015-16 figures).

### SERVICE CHARGE

The managing agents administer a service charge over the estate to cover common and management charges. This figure is in the region of £9,384.

### VAT

Charged on all payments to the landlord.

### BENEFITS

- Large distribution unit with 2 roller shutters
- Common service yard
- Offices with mezzanine storage
- Generous incentives (subject to contract and covenant)

### FURTHER INFORMATION

For further information, please contact the joint letting agents:



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