

# WAREHOUSE UNIT WITH SECURE YARD TO LET **1 HUTTON SQUARE**



**BRUCEFIELD  
INDUSTRY  
PARK**

LIVINGSTON EH54 9DH

## **19,476 SQ FT**

- Refurbishment recently completed
- 6m minimum eaves height
- Secure yard area of 16,060 sq ft
- Extensive parking to front of unit

# BRUCEFIELD INDUSTRY PARK

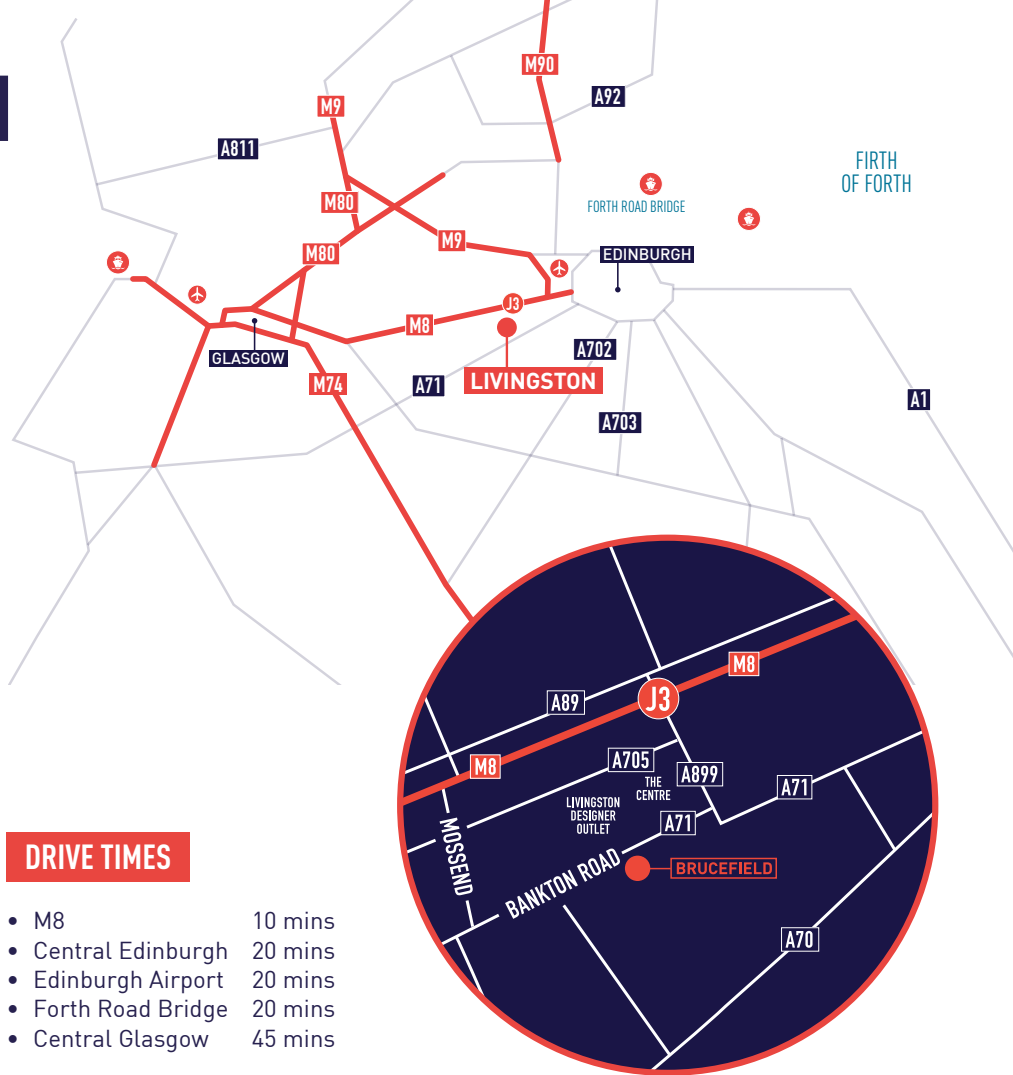
## LIVINGSTON

Situated west of Edinburgh, Livingston is one of Scotland's major commercial success stories and a leading industrial location.

- Expanding town with significant manufacturing and distribution base
- Skilled workforce
- Good rail links
- Excellent road links - located on the M8 between Glasgow and Edinburgh

## ESTATE LOCATION

- Fronts the A71
- 3 miles to the south of both Junctions 3 and 3A of the M8
- 12 miles west of Edinburgh Airport and 15 miles west of Edinburgh City Centre
- 1 mile south of Livingston Town Centre



## DRIVE TIMES

- M8 10 mins
- Central Edinburgh 20 mins
- Edinburgh Airport 20 mins
- Forth Road Bridge 20 mins
- Central Glasgow 45 mins

## ACCOMMODATION

	SQ FT	SQ M
Warehouse Area	14,787	1,373.71
2 storey offices / WCs	4,689	435.61
<b>Total</b>	<b>19,476</b>	<b>1,809.32</b>

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## LEASE TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed. The landlord will consider a wide range of leasing arrangements and incentive packages depending on tenant's individual circumstances.

## EPC

Energy Performance Certificates are available for units on request.

## FURTHER INFORMATION

For further information or to arrange viewings please contact the letting agents:



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