WAREHOUSE UNIT WITH Secure Yard to Let 1 Hutton Square







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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



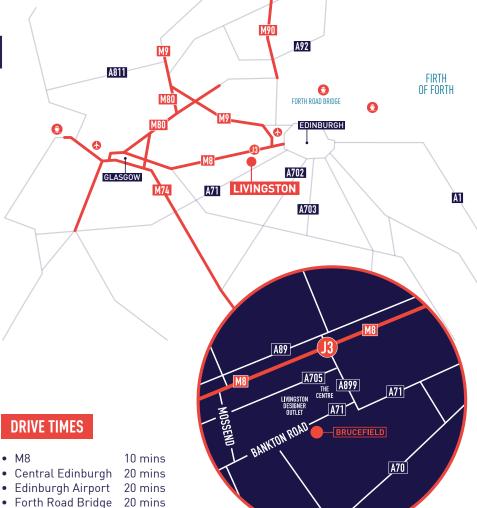
LIVINGSTON

Situated west of Edinburgh, Livingston is one of Scotland's major commercial successes 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



Central Glasgow 45 mins

ACCOMMODATION

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

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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:



Colliers

0131 240 7500

Grant Scrimgeour

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Lewis Pentland

0131 240 7523 lewis.pentland@colliers.com

VIEW 360 TOURS CLICK HERE

brucefield.co.uk

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