



Neilson Square, Livingston EH54 8RQ

**TO LET**

Secure Yards and Design and Build Opportunities

**0.5 - 43.8 Acres  
(0.2 - 17.73 Hectares)**

## DESCRIPTION

The subjects comprise a strategically located commercial development site.

- ✓ Yard areas available from 0.5 acre to 43.8 acres
- ✓ Design and build opportunities available
- ✓ New units from 464 Sq M (5,000 Sq Ft) upwards
- ✓ Excellent access to the M8 via Junctions 3 & 3A
- ✓ Frontage to the M8 and Glasgow/Edinburgh Rail Line
- ✓ Opportunities available from Spring 2020

## LOCATION

Livingston lies approximately 17 miles to the west of Edinburgh and 31 miles to the east of Glasgow. Neilson Square is prominently positioned within Deans Industrial Estate and benefits from having easy access to the motorway via Junctions 3 & 3A and rail connectivity via Livingston North Station approximately 2.1 miles to the south east.

## ACCOMMODATION

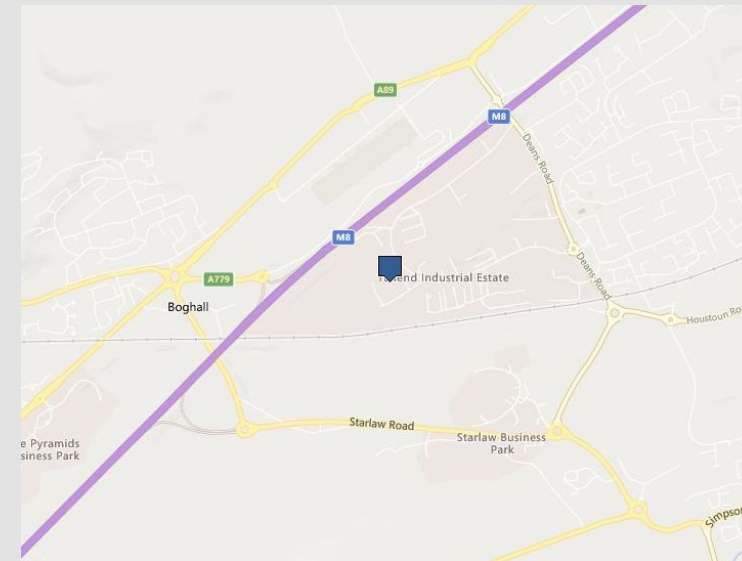
Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>43.8</b>	<b>17.73</b>

## LEGAL COSTS

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

## BUSINESS RATES

Individual units and yards will require to be assessed upon completion.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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