

SAT NAV: EH54 8SB



**DEANS  
INDUSTRIAL  
ESTATE**

LIVINGSTON

# availability schedule



**Units from 6,270 to 35,440 sq ft**

- Most units now fully refurbished
- Secure yards available with some units
- High quality environment
- Adjacent to J3A of the M8 motorway



## 3 Lindsay Square

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**6,270 SQ FT / 586 SQ M**

- Secure Yard
- Fully refurbished
- Prominent unit



## 12 Lindsay Square

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**12,390 SQ FT / 1,151 SQ M**

- Can be combined with 11 & 12 (Total 27,440 sq ft)
- Fully refurbished
- Large secure yard







## 4 Dunlop Square

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13,551 SQ FT / 1,259 SQ M

- Secure yard
- Fully refurbished
- Can be combined with Unit 3 to provide 27,545 sq ft



## 10 Dunlop Square

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7,351 SQ FT / 683 SQ M

- Prominent unit opposite car auction
- Good access and circulation space externally
- Fully refurbished







## 6 Elphinstone Square

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10,364 SQ FT / 963 SQ M

- Fully refurbished
- Ground and first floor offices
- Can be combined with Unit 7 to provide 21,935 sq ft



## 1 Manson Square

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17,017 SQ FT / 1,581 SQ M

- Detached unit with secure yard and private parking
- Unique opportunity in current market
- Refurbishment programmed

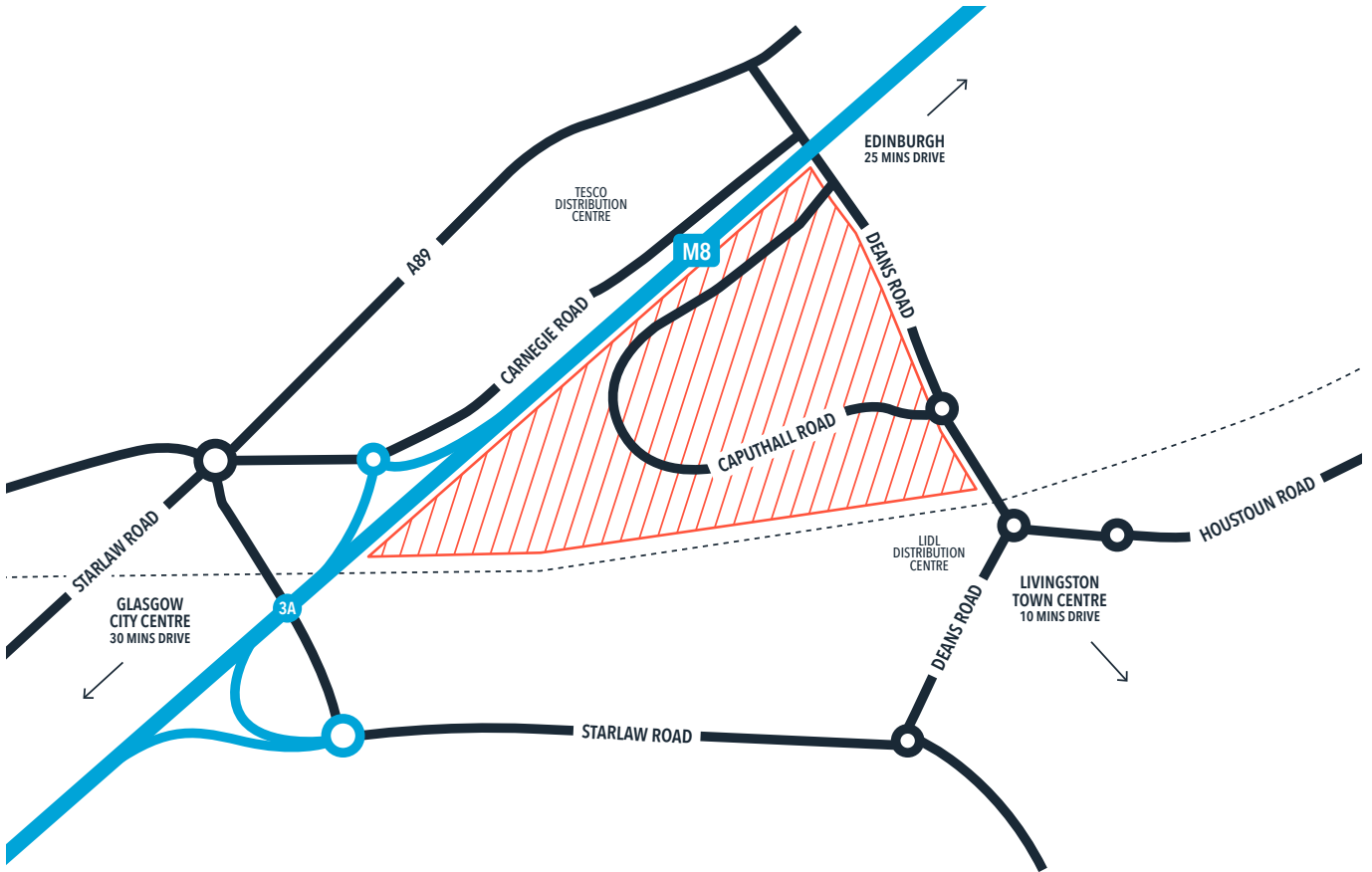


# current availability



UNIT	AREA (SQ FT)	ASKING RENT	S/C	INSURANCE	RATEABLE VALUE	RATES PAYABLE	Comments
6 Elphinstone Square	10,364	On Application	£2,110.15	£2,401.69	£35,500	£17,395	Refurbished. Can be combined with Unit 7.
7 Elphinstone Square	11,571	On Application	£2,355.67	£2,050.47	£40,100	£19,649	Refurbished. Can be combined with Unit 6.
1 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	<b>Under Offer</b>
2 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	<b>Under Offer</b>
3 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	Fully refurbished. Secure yard to rear.
4 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	Fully refurbished. Secure yard to rear.
7 Lindsay Square	9,312	On Application	£1,895.37	£2,096.72	£31,300	£15,337	Fully refurbished.
9 Lindsay Square	9,300	On Application	£1,893.33	TBC	£27,700	£13,573	End terrace with additional loading door on gable
10 Lindsay Square	12,525	On Application	£2,549.89	£2,710.17	£44,200	£21,658	Refurbishment instructed.
11 Lindsay Square	12,525	On Application	£2,549.89	£2,710.17	£39,500	£19,355	Refurbishment instructed.
12 Lindsay Square	12,390	On Application	£2,522.40	TBC	£39,500	£19,355	Secure yard. Recently refurbished.
3 Dunlop Square	13,994	On Application	£2,767.52	£2,642.73	£43,200	£21,168	Available soon – refurbishment instructed.
4 Dunlop Square	13,551	On Application	£2,758.76	£2,808.91	£48,100	£23,569	Secure yard. Recently refurbished.
7 Dunlop Square	10,387	On Application	£2,114.63	£2,478.68	£33,000	£16,170	<b>Under Offer</b>
10 Dunlop Square	7,351	On Application	£2,558.78	£1,25.50	£24,700	£12,103	Prominent unit opposite car auction. Recently refurbished
1 Manson Square	17,017	On Application	£5,923.37	£4,741.74	£57,000	£28,671	Detached unit with secure yard. Available Summer 2021.

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**WHAT WE OFFER**

- The right unit for the right user
- Competitive terms
- Pragmatic and flexible approach to lettings
- Active estate management

**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 incentive packages depending on tenant's individual circumstances.

**EPC**

Energy Performance Certificates are available for units on request.



**FURTHER INFORMATION**

For further details on the available opportunities, contact the joint agents:

**Denwolf**  
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www.denwolf.co.uk

**Colliers**  
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