

INDUSTRIAL - TO LET

YARD AT NAIRN ROAD,
DEANS INDUSTRIAL ESTATE,
LIVINGSTON, EH54 8AY

- From 1.4 Acres (0.56 Hectares) to 5.45 acres
- Surfaced yards in close proximity to J3A M8
- Surrounded by secure palisade fencing
- Easily accessible from nearby major trunk roads

LOCATION:

Deans Industrial Estate is one of the most popular industrial locations in West Lothian and is situated on either side of the M8 (Edinburgh –Glasgow). The property is situated on the north side of the motorway and occupiers in the vicinity include Deans Engineering, Gregory distribution, and Flexible Surface Technologies. The subject property is situated at the eastern end of Nairn Road and is well positioned for access to the main towns in West Lothian and also to Edinburgh and Glasgow via the M8.

DESCRIPTION

This secure storage yard comprises a mixture of concrete and hardstanding surface. Each yard has enclosed with a steel palisade fence.

SITE AREA:

The site has been configured to offer the following yard spaces.

| | Acres | ha |
|--------|-------|------|
| Yard 1 | 3.54 | 1.43 |
| Yard 2 | 1.39 | 0.56 |
| Yard 4 | 1.38 | 0.56 |

RATEABLE VALUE:

The site may be required to be reassessed for rates purposes.

LEASE TERMS:

The yard is available on a new lease for a negotiable period. Rent is based on a rate of £35,000 per acre plus VAT.

ENTRY:

Upon completion of legal formalities.

ENERGY PERFORMANCE:

Not applicable.

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

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

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:-

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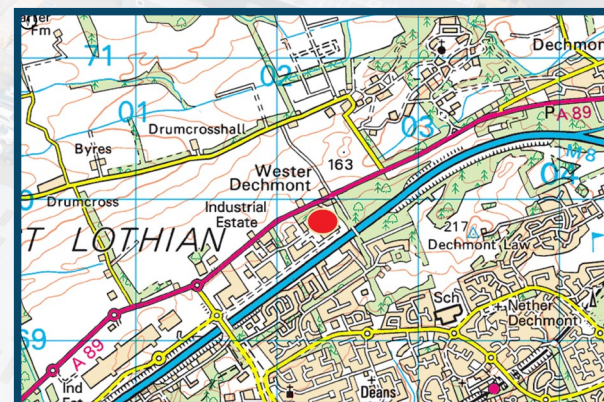
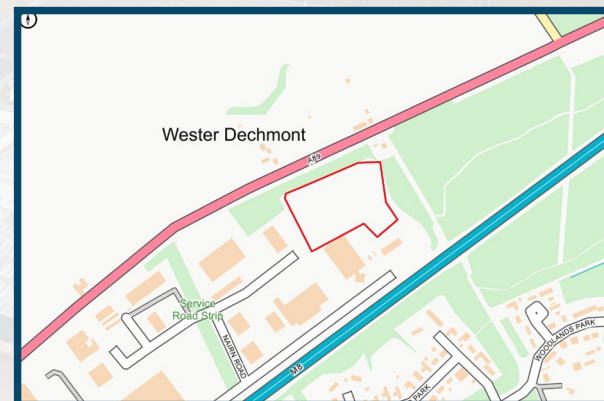
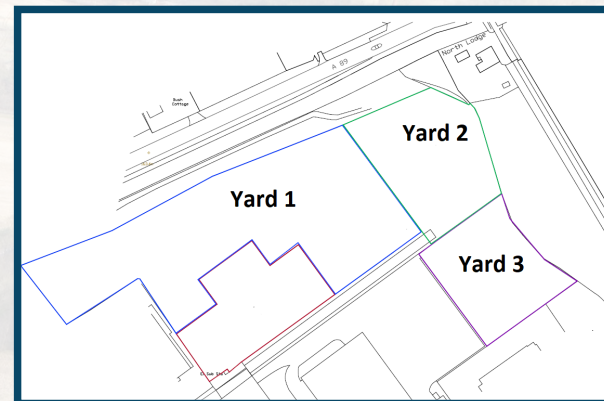
T: 01506 497010

VIEWING:

Strictly by arrangement with the agents.

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