

**TO LET**



**NORTHERN TRUST**

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**NEW UNITS  
NOW AVAILABLE**

# ELIBURN INDUSTRIAL ESTATE

**APPLETON PARKWAY | LIVINGSTON | EH54 6GQ**

**WORKSHOP / INDUSTRIAL UNITS  
SIZES FROM 1,091 SQ FT - 3,322 SQ FT**

[www.eliburnindustrialestate.co.uk](http://www.eliburnindustrialestate.co.uk)

## DESCRIPTION

Eliburn Industrial Estate provides a total of 45,399 sq ft of modern workshop / industrial space split into 29 individual units.

The original scheme, arranged in four back to back terraces provides 16 units with sizes ranging from 1,150 sq ft up to 1,178 sq ft.

Northern Trust Company Limited has recently completed the new development of a further 13 units adding an additional 26,753 sq ft of space to the estate. The new units are arranged in 3 terraced blocks with sizes ranging from 1,091 sq ft up to 3,322 sq ft. Blocks A & B are facing terraces with a central shared forecourt, situated to the west of the existing estate; whilst Block C is situated to the east and will provide a pair of semi-detached trade counter style units of 2,906 sq ft each.

The new units have been constructed to a high specification and internally benefit from LED lighting. Externally, there is dedicated car parking to the front of each unit with generous communal circulation space.



## SPECIFICATION OF NEW UNITS



ELECTRICALLY OPERATED INSULATED SECTIONAL OVERHEAD DOORS



INTEGRAL OFFICES TO UNITS OVER 2,000 SQ FT IN BLOCKS A & B



LED LIGHTING TO OFFICES



THREE PHASE ELECTRICITY SUPPLIES



EFFICIENT, INSTANTANEOUS WATER HEATERS



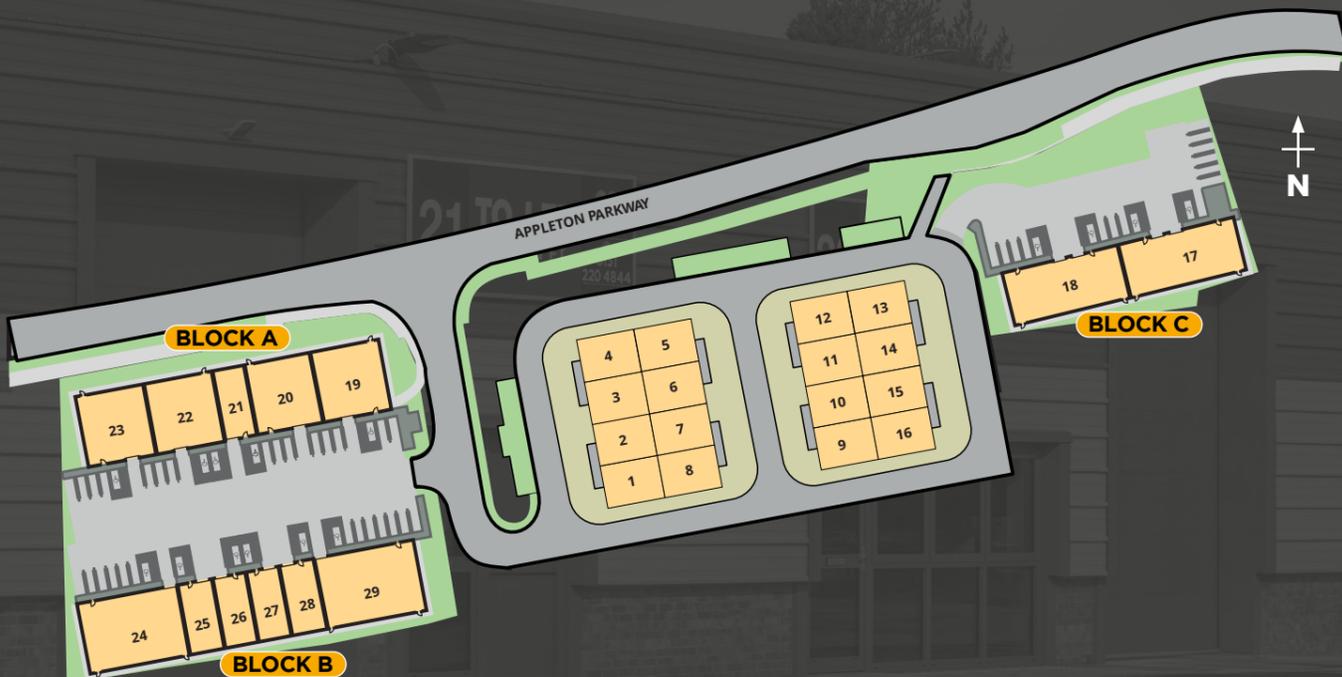
ACCESSIBLE WC/ WASH ROOMS IN ALL UNITS



## ELIBURN INDUSTRIAL ESTATE

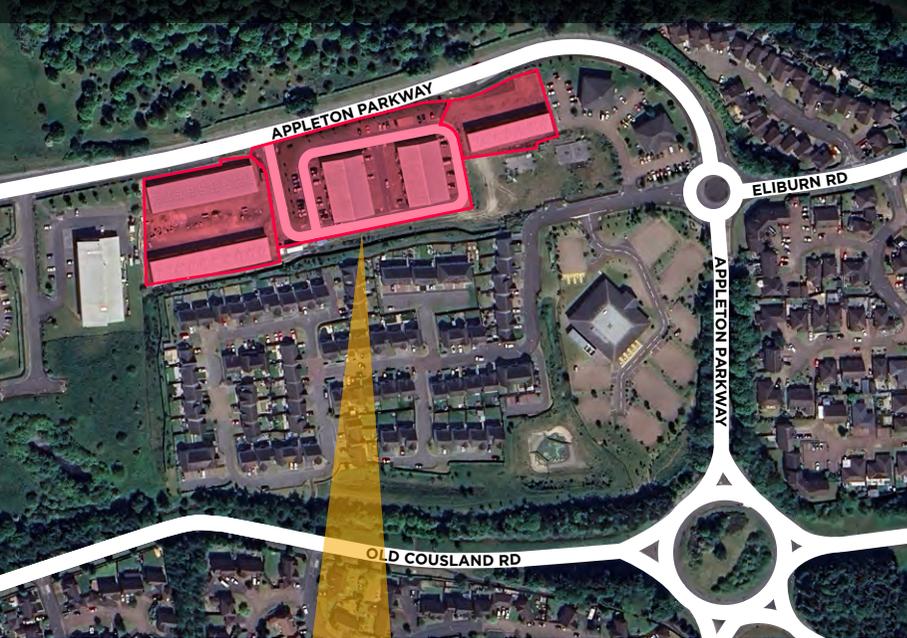
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## SITE PLAN

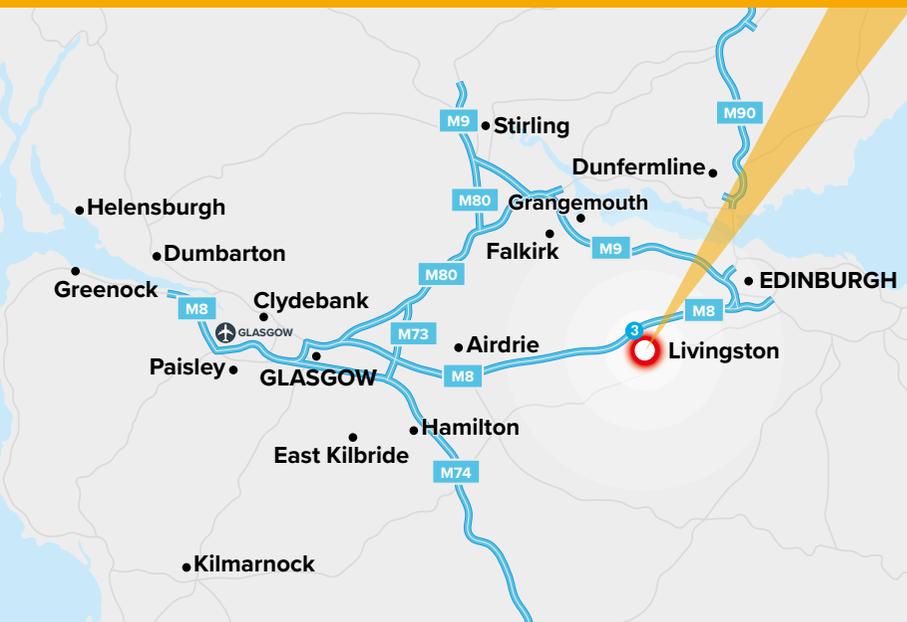


## ACCOMMODATION SCHEDULE

Block	Unit No	Sq Ft
	Unit 1	1,158
	Unit 2	1,150
	Unit 3	1,166
	Unit 4	1,163
	Unit 5	1,162
	Unit 6	1,167
	Unit 7	1,168
	Unit 8	1,174
	Unit 9	1,178
	Unit 10	1,157
	Unit 11	1,157
	Unit 12	1,157
	Unit 13	1,157
	Unit 14	1,178
	Unit 15	1,177
	Unit 16	1,177
BLOCK C	Unit 17	2,906
	Unit 18	2,905
	Unit 19	2,207
BLOCK A	Unit 20	2,206
	Unit 21	1,095
	Unit 22	2,217
	Unit 23	2,204
	Unit 24	3,321
	Unit 25	1,091
BLOCK B	Unit 26	1,092
	Unit 27	1,093
	Unit 28	1,094
	Unit 29	3,322
	<b>Total</b>	<b>45,399</b>



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## LOCATION

Elburn Industrial Estate is situated within Elburn Park at Appleton Parkway, close to Junction 3 and 3A of the M8 motorway and to the north west of Livingston town centre. The estate is situated to the north west side of Livingston within an established commercial location.

Livingston is located approximately 16 miles west of Edinburgh and 34 miles east of Glasgow. Livingston is strategically situated in the heart of the Central Belt on the M8 motorway benefiting from excellent transport links. The town has become one of the principal distribution / warehousing and high tech centres in Scotland. Edinburgh Airport is 12 miles to the east of Livingston and Glasgow Airport is 45 miles to the west. There are also two railway stations (Livingston North and Livingston South) with Livingston North forming part of the recently completed Airdrie to Bathgate line.

## TERMS / RENT / OTHER CHARGES

Details of rents and other charges are available on request from the letting agents.

All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.

## EPC

All new units are rated as EPC A.

Individual copies of the EPC's will be available upon request.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.

**Colliers**  
**0131 240 7500**  
[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

**Lewis Pentland**  
 Lewis.Pentland@colliers.com  
 07748 704734

**DM HALL**  
 CHARTERED SURVEYORS  
**01506 497010**  
[www.dmhall.co.uk](http://www.dmhall.co.uk)

**Graeme Pollock**  
 Graeme.pollock@dmhall.co.uk  
 07507 562 652

**Helana Clarkson**  
 Helana.Clarkson@dmhall.co.uk  
 07786 025 259

**N T**  
**NORTHERN TRUST**  
 WWW.NTPROPERTIES.CO.UK  
**0131 220 4844**

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