

1 Manson Square Deans Industrial Estate, Livingston, EH54 8SD

To Let Stand Alone Industrial Unit With Dedicated Yard
17,500 sq ft (1,626 sq m)

Available Q1 2022



Minimum eaves height of 7m



Separate parking area to side



2 storey offices to front



Dedicated fenced yard of 1/2 acre



Adjacent to J3A of M8 motorway



Secure 24/7 access

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Description

A stand alone high bay unit (7m eaves) with good quality 2 storey offices, self-contained yard and dedicated car parking. Undergoing refurbishment to a high standard both internally and externally. Mains services including gas, water and electricity.

Location

Located just off J3A of the M8 motorway the estate is a prime last mile logistics location with great access to the Central Belt with Edinburgh and Glasgow both able to be reached within a 35-minute drive. Nearby occupiers include Tesco, DHL, Nisa, Schuh and BCA.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Rating

The Rateable Value is currently listed by Scottish Assessors at £57,000.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases. Energy Performance Certificates (EPC's) are available upon request.

Viewing / Further Information

Please contact:

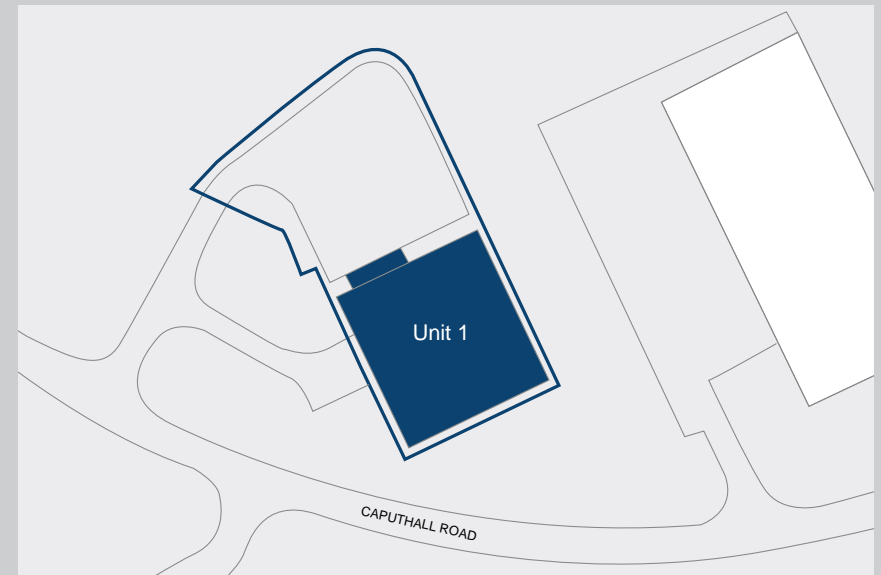
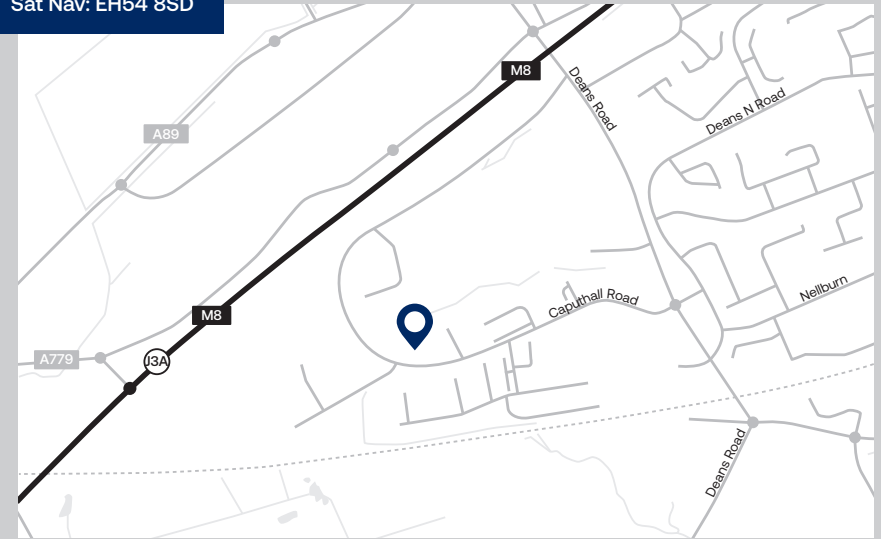


Lewis Pentland
T +44 (0)131 240 7523
M +44 (0)7748 704 734
lewis.pentland@colliers.com



Grant Scrimgeour
T +44 (0)141 225 8555
M +44 (0)7771 956 991
grant@denwolf-am.co.uk

Sat Nav: EH54 8SD



Accommodation

Floor areas are as follows:

| Unit | Area (sq ft) | Area (sq m) |
|-----------|--------------|-------------|
| Warehouse | 17,500 | 1,626 |

Property owned by **Mileway**

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