

2 RANKINE SQUARE

DEANS INDUSTRIAL ESTATE
LIVINGSTON EH54 8SH

14,658 SQ FT
INDUSTRIAL
UNIT **TO LET**

YARD &
PARKING

6-9.5M
EAVES



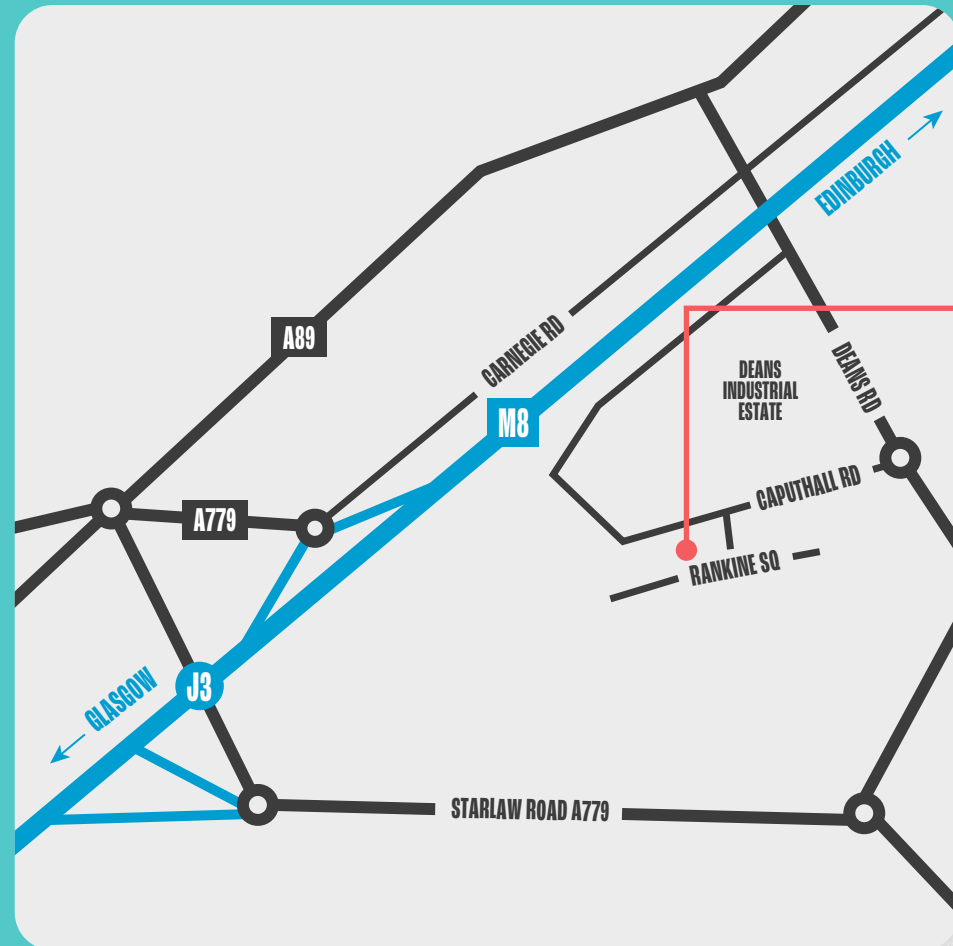
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0131 240 7500

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LIVINGSTON

Livingston is one of Scotland's principal distribution, warehousing and technology centres, strategically situated in the heart of the Central Belt. It is the administrative centre for West Lothian and the commercial focus of the local area. The subject scheme is situated within the Deans Industrial Estate, south west of the town centre. Edinburgh lies c. 16 miles to the east and Glasgow 32 miles to the west. It is a well-established location with nearby occupiers including SAICA, Schuh Retail, DHL/Nisa, Glen Turner Distillery and Tesco to name a few. The site is accessed from Caputhall Road via Deans Road.



THE PROPERTY

Rankine Square comprises five industrial units across two terraces. The available unit is a modern semi-detached warehouse, salient points as follows:

- Steel portal frame with profile insulated cladding
- Translucent roof lights
- Minimum eaves of 6m rising to 9.5m at the apex
- Office space at 1st floor (two open plan suites with gas central heating)
- Gated shared yard and roller shutter access from the rear
- Large, shared car park to front of premises



ACCOMMODATION

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

AREA	SQ FT	SQ M
Warehouse	11,512	1,069
Ist Floor Office / Welfare	3,146	292
Total	14,658	1,362



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LEASE TERMS

The unit is to be let on a Full Repairing and Insuring basis on terms to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction with the incoming tenant being responsible for LBTT, registration dues and VAT incurred thereon.

RATES

The unit is entered in the current Valuation Roll at £61,500.

EPC

Rating: C

An EPC Certificate can be provided on request.

FURTHER INFORMATION

For further information contact the sole letting agent:



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