

E O NE NAIRN ROAD

DEANS INDUSTRIAL ESTATE | LIVINGSTON | EH54 8AY

43,809 SQ FT (4,070 SQM) ON A SITE OF 5 ACRES

STANDALONE UNIT WITH SEPARATE OFFICE BLOCK 9.5M EAVES HEIGHT | CLOSE TO J3A OF M8 MOTORWAY AVAILABLE QI 2022

- LOCATION **DEANS INDUSTRIAL ESTATE** LIVINGSTON

Livingston occupies a strategic location on the M8, 15 miles west of Edinburgh and 35 miles east of Glasgow. The M8 motorway provides direct links to the M9 (Stirling); M90/A90, (Aberdeen) and the M73/M74 interchange reaching all parts of Scotland from this central hub. Deans is one of Livingston's most established industrial locations. Positioned close to Junctions 3 and 3A, Nairn Road enjoys superb access to the M8 via Deans Road and the A89. Occupiers in the area include Tesco, Schuh, British Car Auctions and Saica Pack.

STRATEGIC LOCATION ON THE M8, 15 MILES WEST OF EDINBURGH AND 35 MILES EAST OF GLASGOW







ONE NAIRN ROAD

SITE

- > Total site area of 5 acres
- > Separate car park to front of site
- > Service yard of c. 1 acre

- GARAGE
- > Garage adjoining offices the west
- > 2 x roller doors to north elevation> Column free space

MAIN UNIT

- > Standalone unit with full circulation
- > Column free space with 9.5m minimum eaves height
- Dedicated service yard and separate car park
- > 6 ground level loading doors
- > Potential for cross docking
- High capacity industrial gas supply Gas supply
- High Capacity Electricity supply details TBC





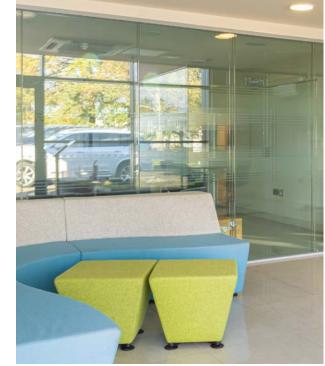
AREAS

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

AREA	SQ FT	SQ M
Main Warehouse	38,042	3,534
Garage	2,216	206
Offices (Net Internal Area)	3,551	330
TOTAL	43,809	4,070

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HIGHLIGHTS

- > Single storey office block
- > High quality fit out either side of central corridor
- > Mixture of larger open plan areas and smaller offices
- > Boardroom with full height glazing
- Suspended ceilings and LED lighting
- > Tiled flooring throughout
- > Kitchen/Break out room









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RATEABLE VALUE

The unit is entered in the current Valuation Roll at £157,500.

LEASE TERMS

The property is available on a Full Repairing and Insuring basis for a term to be agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the tenant being responsible for any registration dues or LBTT.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact:



EPC

The property has an EPC rating of C

MONEY LAUNDERING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for tenants to provide information necessary to complete these checks before any lease is completed. Information required will include:

- > Corporate structure and ownership details.
- > Identification and verification of ultimate beneficial owners.
- > Satisfactory proof of the source of funds.

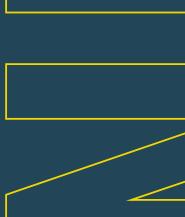
Angus Thomson E: <u>angus.thomson@ftlinden.com</u> T: 07917 781 648

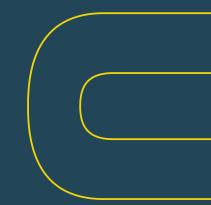


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