



TO LET ONE 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 Q1 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**



- DESCRIPTION

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





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



> OFFICE

ONE NAIRN ROAD | DEANS INDUSTRIAL ESTATE





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:

Angus Thomson

E: angus.thomson@ftlinden.com

T: 07917 781 648



Lewis Pentland

E: lewis.pentland@colliers.com

T: 07748 704734



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.

TO LET **ONE NAIRN ROAD**

FT Linden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of FT Linden has any authority to make or give any representation or warranty whatever in relation to this property. **November 2021.**