

# WAREHOUSE UNITS TO LET

## 6&7 MAXWELL SQUARE



Yard Area



6 Maxwell Offices



7 Maxwell Warehouse



LIVINGSTON EH54 9DH

**6 MAXWELL SQUARE - 9,325 SQ FT**  
**7 MAXWELL SQUARE - 6,122 SQ FT**

- Refurbishment recently completed
- Yard size recently increased
- Potential for private fenced yard
- Potential to combine units

# BRUCEFIELD INDUSTRY PARK

## LIVINGSTON

Situated west of Edinburgh, Livingston is one of Scotland's major commercial success stories and a leading industrial location.

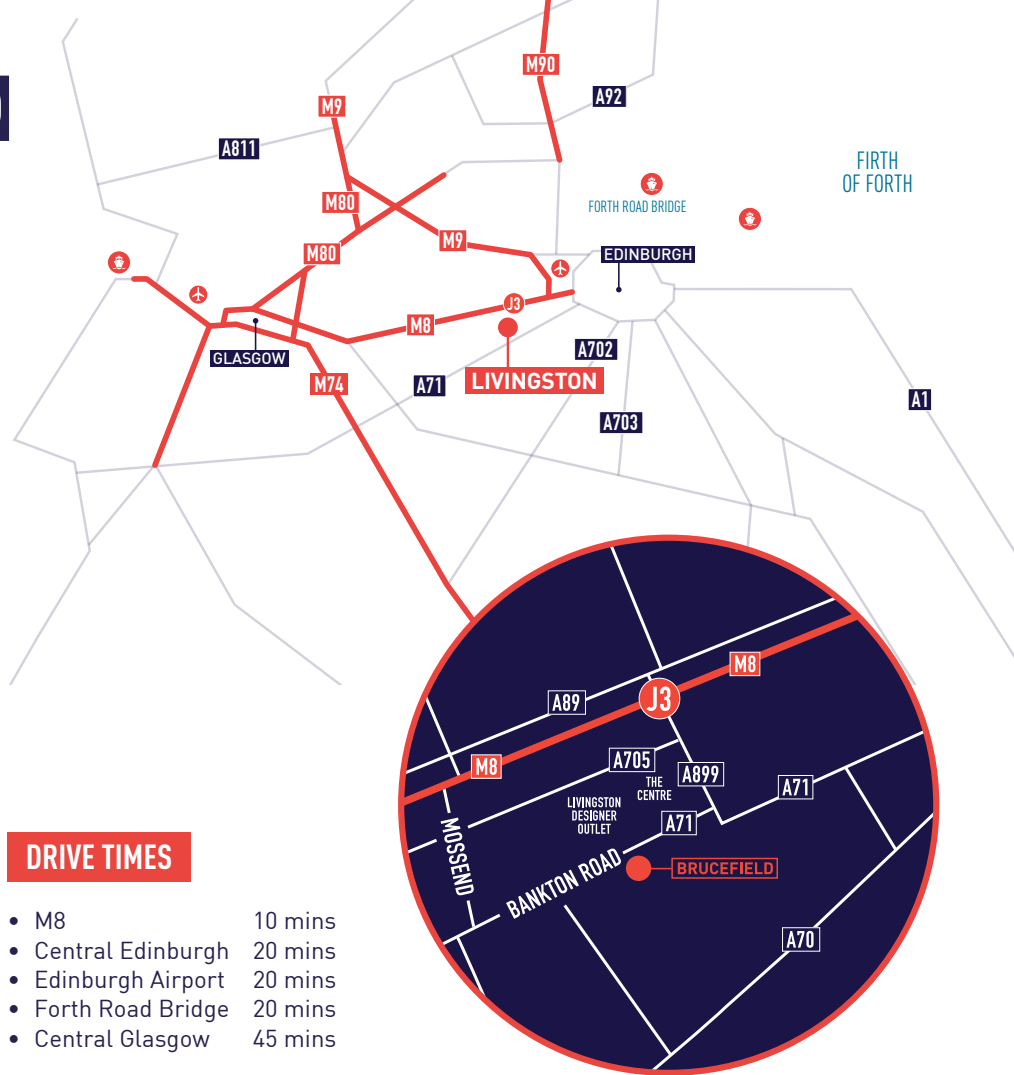
- Expanding town with significant manufacturing and distribution base
- Skilled workforce
- Good rail links
- Excellent road links - located on the M8 between Glasgow and Edinburgh

## ESTATE LOCATION

- Fronts the A71
- 3 miles to the south of both Junctions 3 and 3A of the M8
- 12 miles west of Edinburgh Airport and 15 miles west of Edinburgh City Centre
- 1 mile south of Livingston Town Centre

## DRIVE TIMES

- M8 10 mins
- Central Edinburgh 20 mins
- Edinburgh Airport 20 mins
- Forth Road Bridge 20 mins
- Central Glasgow 45 mins



## ACCOMMODATION

6 MAXWELL SQUARE	SQ FT	SQ M
Warehouse Area	6,963	646.86
Offices / WCs	2,362	219.43
<b>Total</b>	<b>9,325</b>	<b>866.29</b>
7 MAXWELL SQUARE	SQ FT	SQ M
Warehouse Area	4,631	430.22
Offices / WCs	1,491	138.51
<b>Total</b>	<b>6,122</b>	<b>568.73</b>

**TOTAL IF COMBINED 15,447 1,435.02**

- Refurbishment recently completed
- 5m minimum eaves height
- Recently increased yard area with potential to provide fenced and private
- Parking to front of unit with roller door access to rear
- Potential to combine units as per areas above

## LEASE TERMS

The units are available on new full repairing and insuring leases for a term to be agreed. The landlord will consider a wide range of leasing arrangements and incentive packages depending on tenant's individual circumstances.

## EPC

Energy Performance Certificates are available for units on request.

## FURTHER INFORMATION

For further information or to arrange viewings please contact the letting agents:



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