

# STAND ALONE WAREHOUSE UNIT TO LET 1 DRUMMOND SQUARE



Example Internal Refurbishment

**BRUCEFIELD  
INDUSTRY  
PARK**

LIVINGSTON EH54 9DH

## 10,880 SQ FT

- Stand alone unit
- Prominently located to front of estate
- Refurbishment recently completed
- 5m minimum eaves height
- Potential for fenced private yard

# BRUCEFIELD INDUSTRY PARK

## LIVINGSTON

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

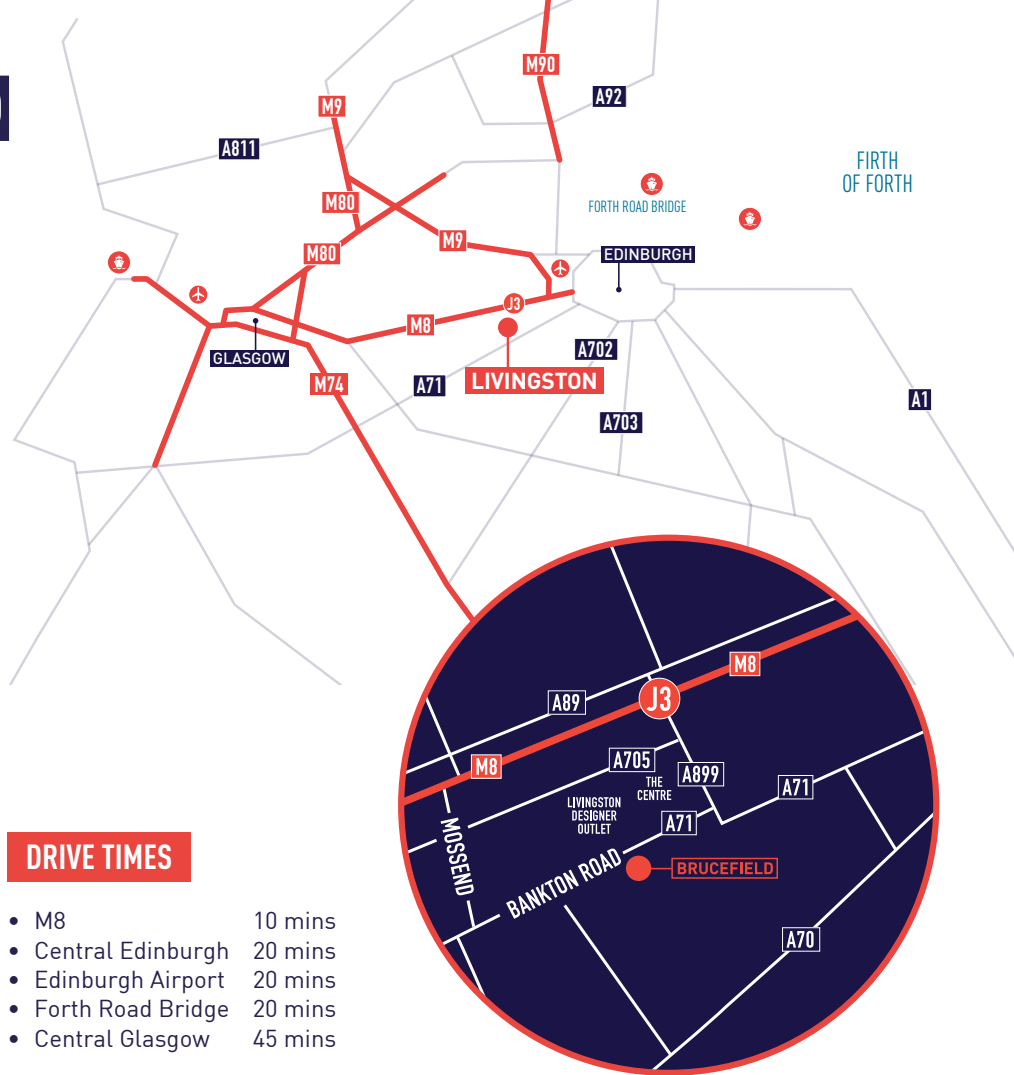
- Expanding town with significant manufacturing and distribution base
- Skilled workforce
- Good rail links
- Excellent road links - located on the M8 between Glasgow and Edinburgh

## 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

	SQ FT	SQ M
Warehouse Area	7,860	730.19
Offices / WCs	3,020	280.56
<b>Total</b>	<b>10,880</b>	<b>1,010.75</b>

- Stand alone unit
- Refurbishment recently completed
- Prominently located to front of estate
- 2-storey offices
- Pedestrian access to front of unit with roller door access to rear
- 5m minimum eaves height
- Potential for fenced private yard

## LEASE TERMS

The unit is available on a new full repairing and insuring lease 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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