

Young Sq, Brucefield Industry Park

Livingston, EH54 9DH

Fully refurbished industrial / warehouse
units | Available to let from Q1 2027
12,000 - 60,000 sq ft



CGI for reference purposes only.

Coming Soon



Fully refurbished industrial / warehouse

3-6 Young Sq will consist of newly refurbished industrial / warehouse unit at Brucefield Industry Park, Livingston, with unit sizes ranging from 12k-25k sq ft, with flexibility to combine. These high-quality units offer clear open warehousing and manufacturing space with open plan office accommodation and staff welfare facilities. Externally, the property benefits from large yards with parking and landscaped outdoor amenity space.

The property has excellent sustainability credentials including EPC A Ratings and new PV ready roofs.



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24 hour access



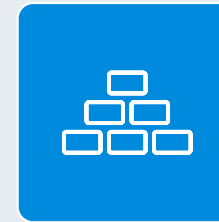
Ample car parking



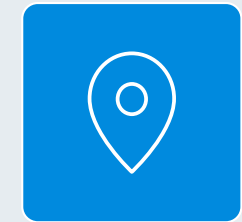
Café on site



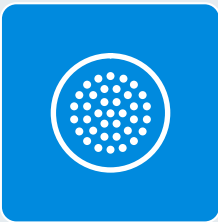
CCTV



Combine units



Ideal location



LED lighting



New roof



Office



Range of units



Rear yard



Under refurbishment

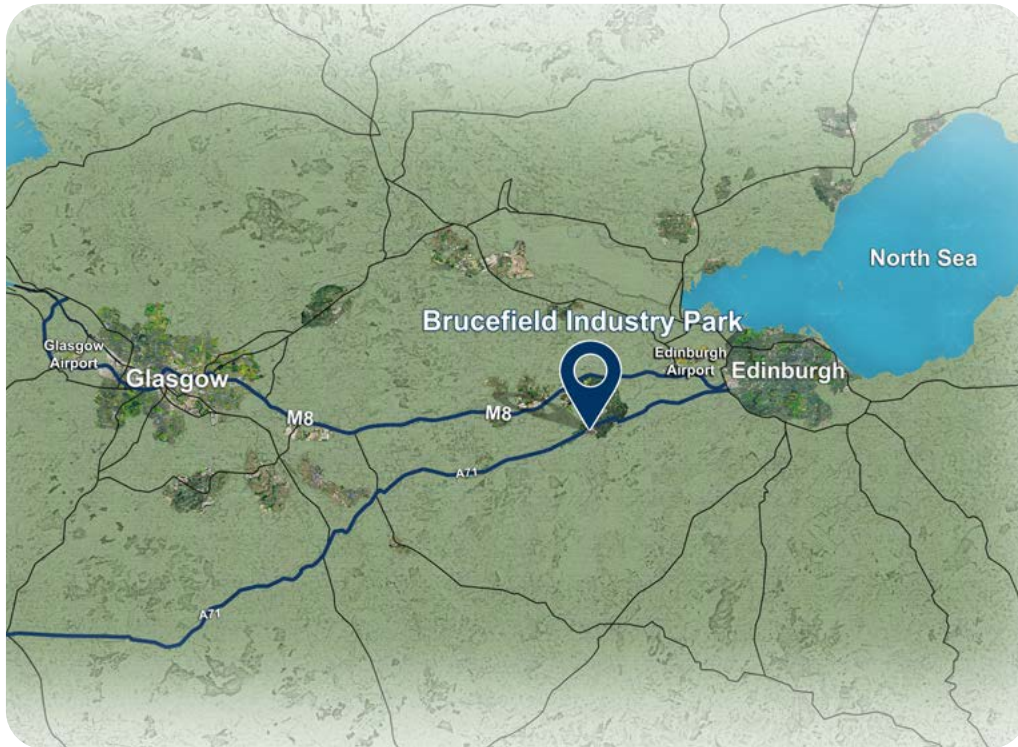
Site plan & accommodation



Unit	Type	Area (sq ft)	Availability
Unit 3	Warehouse	12,389	Availability
Unit 4	Warehouse	12,314	Availability
Unit 5	Warehouse	17,825	Availability
Unit 6	Warehouse	16,932	Availability
Total		59,460	



Location



Located in Livingston near the M8 motorway, Brucefield Industry Park is a prime last mile logistics location with great access to the Central Belt and cities of Edinburgh and Glasgow.



By Road

The nearby M8 motorway provides excellent road access to the Central Belt with Edinburgh city centre only a 40 min drive away (XX miles), and Glasgow a 45 mins drive (36 miles).



By Air

Edinburgh Airport is located a short 18 min drive away (12 miles) with Glasgow Airport less than 60 mins drive (45 miles).



By Rail

Livingston is served by numerous stations including Livingston North, Livingston South and Uphall, with regular direct links to Edinburgh, Glasgow and the wider Central Belt.

Travel times

Cities

Distance

Edinburgh	Approx. 15 miles
Glasgow	Approx. 25 miles
Stirling	Approx. 22 miles
Dundee	Approx. 55 miles

By Train

Distance

Livingston South	Approx. 1.5 miles
Livingston North	Approx. 2 miles

By Air

Distance

Edinburgh Airport (EDI)	Approx. 15 miles
Glasgow Airport (GLA)	Approx. 30 miles
Aberdeen Airport (ABZ)	Approx. 90 miles

Motorways

Distance

M8 – Runs near Livingston	Approx. 1 mile
M9	Approx. 8 miles N
M90	Approx. 20 miles E
M73	Approx. 25 miles W



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[Book a viewing](#)

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Further information:

EPC

EPC is payable upon request.

VAT

VAT is to be charged on all payments.

Rateable Value

To be assessed on completion of the development.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Terms

Available by way of a new full repairing and insuring lease - for a term of years to be agreed.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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