

Brewster Square

Brucefield Industry Park Livingston EH54 9DH

Warehouse | 3,142 - 6,284 ft²



Refurbished units



On-site parking



5 m eaves height



Security on site



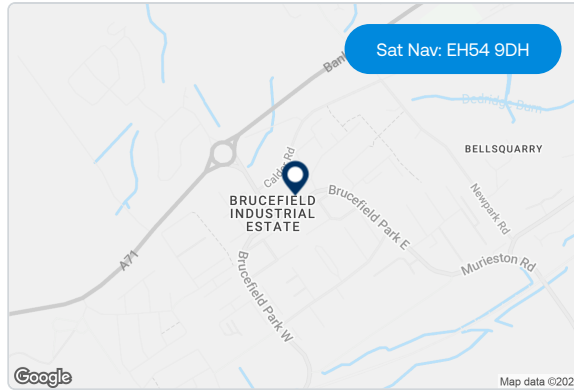
Internal office



Roller shutter door

Available to Let

UNIT
2



Description

Brewster Square consists of three terraces of circa 3k sq ft units, located to the front of the estate, offering pedestrian access to the front, roller door access to the rear and shared yard space. Each unit benefits from 5m clear eaves in the warehouse as well as internal offices and WC's. The estate has onsite security and amenities including a café, full-service bar & restaurant.

Location

Located in Livingston near the M8 motorway, the estate is a prime last mile logistics location with great access to the Central Belt and the cities of Edinburgh and Glasgow. Large occupiers on the estate include Move Fresh, Snag Group, Romold, and Flexiform.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
8	Warehouse	3,142	Immediately
9	Warehouse	3,142	Immediately
Total		6,284	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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