

Elphinstone Square

Deans Industrial Park, Livingston EH54 8SB

Warehouse | 7,308 – 14,638 ft²



Fully refurbished



7.5m eaves height



Located off J4 of the M8



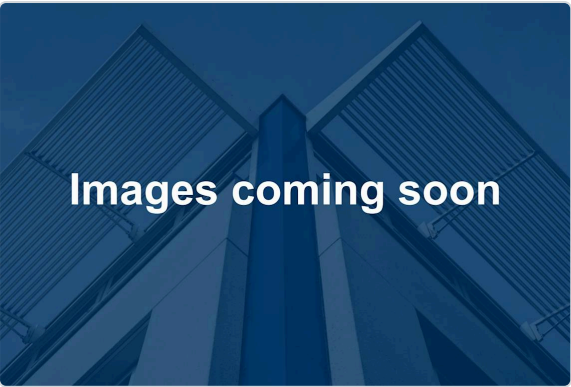
24-hour access



Yard area

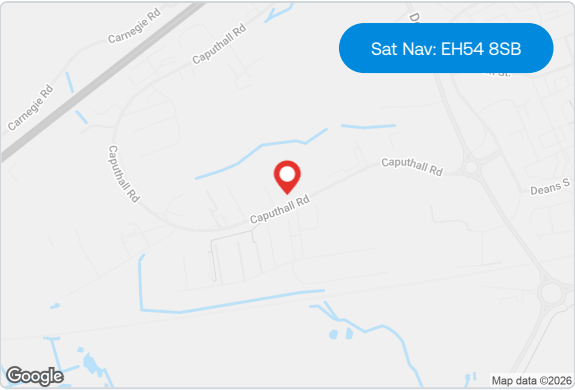
Available to Let

Images coming soon



Description

The available units comprise modern warehouse space with minimum eaves height of 5.6m, plus ancillary office space, with ample parking to the front and open yards area to the rear.



Location

Located just off J4 of the M8 motorway the estate is a prime last mile logistics location with great access to the Central Belt. Both Edinburgh and Glasgow are able to be reached within a 35-minute drive. Nearby occupiers include Tesco, DHL, Nisa, Schuh and BCA.

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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 2	Warehouse	7,308	Coming soon	
Unit 3	Warehouse	7,330	Immediately	
Unit 7	Warehouse	11,575	Immediately	
Total		26,213		

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.

[Book a viewing](#)

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