

# STAND ALONE UNIT TO LET WITH DEDICATED YARD 1 MACADAM SQUARE



**BRUCEFIELD  
INDUSTRY  
PARK**

LIVINGSTON EH54 9DH

**27,300 SQ FT**

- Stand alone unit - due for refurbishment
- Potential to reinstate 2 dock level doors
- 2 storey offices
- Dedicated secure yard of 0.75 acres

# BRUCEFIELD INDUSTRY PARK

## LIVINGSTON

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

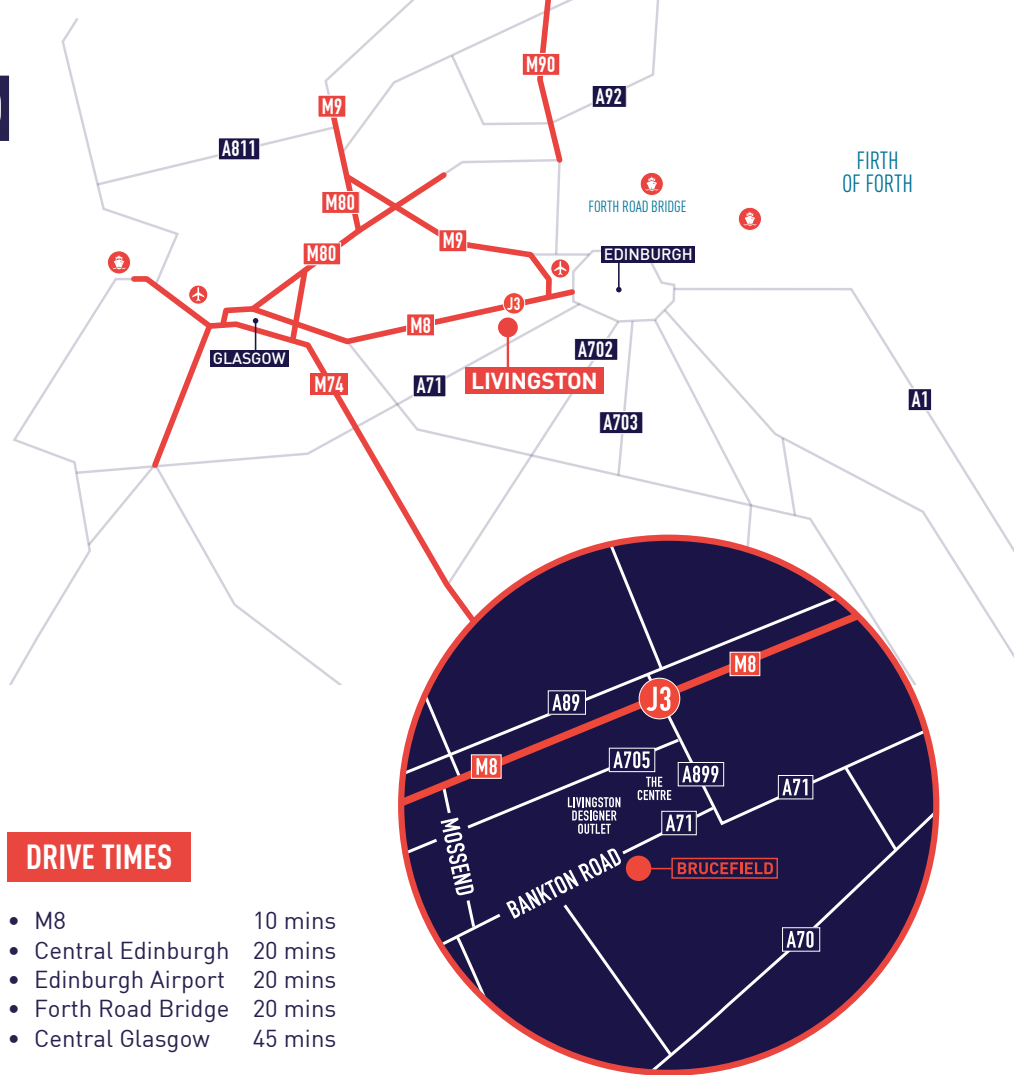
- Expanding town with significant manufacturing and distribution base
- Skilled workforce
- Good rail links
- Excellent road links - located on the M8 between Glasgow and Edinburgh

## 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	24,375	2,264.4
Offices / WCs	2,925	271.7
<b>Total</b>	<b>27,300</b>	<b>2,536.2</b>

- Stand alone unit - due for refurbishment
- 6m minimum eaves
- 2 dock level doors to be reinstated
- 1 roller door
- 2 storey offices
- Ample car parking to front
- Dedicated secure yard of 0.75 acres and 34 m deep

## 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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