

Mileway

Deans Industrial Estate, Livingston EH54 8SB

LIVINGSTON

Dunlop Square

Newly refurbished Industrial and
Warehouse units from
7,300 - 28,000 sq ft
- Available To Let

Dunlop Square

- Range of units: 7,300 – 28,000 sq ft
- Newly refurbished internally and externally
- Adjacent to J4 of M8 motorway
- Secure 24/7 access
- Clear eaves heights of 6 – 7.5m
- Ample parking and dedicated yard areas

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Dunlop Square is home to 11 high-spec units offering flexible floor space with two-storey office areas, ample parking and dedicated rear yards. All available units have been refurbished to a high standard internally and externally including new overclad roofs.

Located just off J4 of the M8 motorway the estate is a prime last mile logistics location with great access to the Central Belt with Edinburgh and Glasgow both able to be reached within a 35-minute drive.

Nearby occupiers include Tesco, DHL, Nisa, Schuh and BCA.

- Range of units
- Newly refurbished
- Adjacent to J4 of M8
- Secure 24/7 access
- 5 Clear eaves heights of 6-7.5m
- Ample parking
- Two-storey office
- DDA compliant
- Natural light

Siteplan



Accommodation

Unit	sq m (GEA)	sq ft (GEA)
Unit 3	1263	13,590
Unit 4	1358	14,612
Unit 7	965	10,385
Unit 10	678	7,295

Dunlop Square, Deans Ind Estate offers best-in-class, flexible floorspace with refurbished warehouse and office accommodation for customers including logistics providers, online retailers and manufacturers.

Mileway are the leading last mile logistics real estate company in Europe and own 32 units across the wider estate at Dunlop Square, Lindsay Square, Elphinstone Square and Manson Square.

Key Features

- Range of units: 7,300 – 28,000 sq ft
- Newly refurbished internally and externally
- Adjacent to J4 of M8 motorway
- Secure 24/7 access
- Clear eaves heights of 6 – 7.5m
- Ample parking and dedicated yard areas
- Two-storey office accommodation
- DDA compliant
- Natural light to warehouse and offices areas

Dunlop Square

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Terms

Available on new full repairing and insuring leases.
Energy Performance Certificates (EPC's) are available upon request.

Viewing / Further Information



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Mileway

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Location

The location is second to none with exceptional transport links to the Central Belt including Edinburgh and Glasgow.



By Road

J4 of the M8 motorway is adjacent to the estate.

Approx driving times:
Livingston 8 minutes
Edinburgh 30 minutes
Glasgow 35 minutes



By Rail

Livingston North Station. Regular service from Edinburgh and Glasgow.

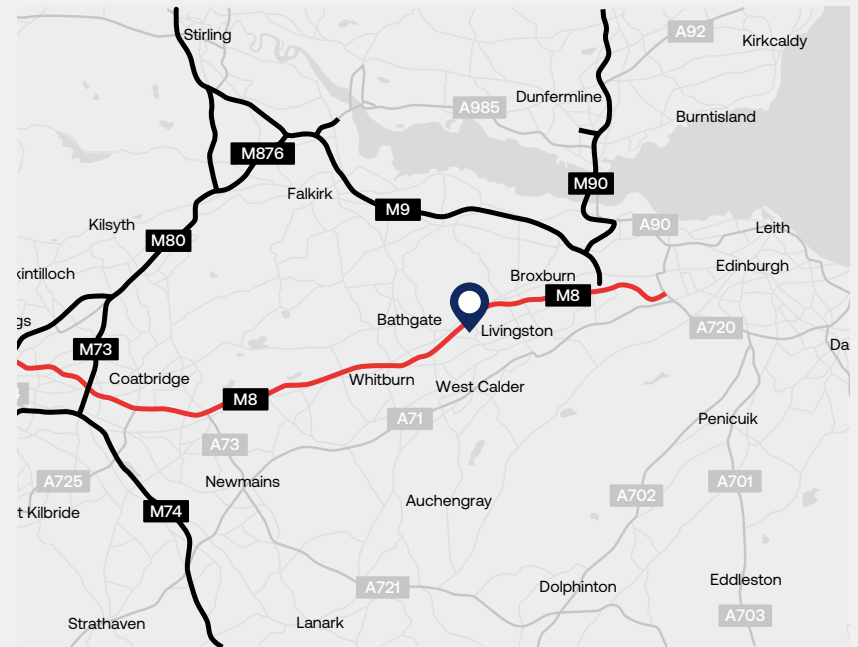
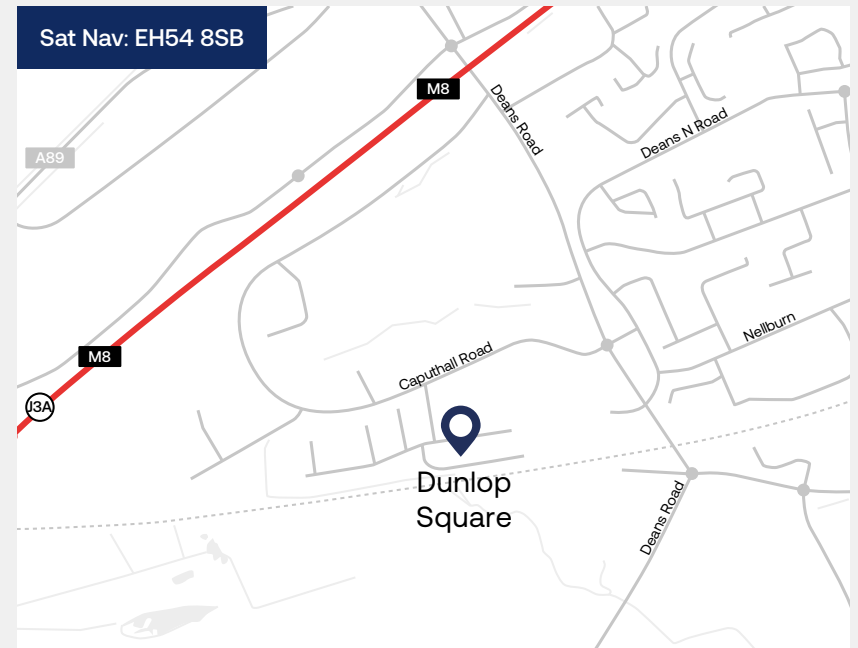
2.5 miles from Deans Ind Estate
8 minutes



By Air

Edinburgh Airport
Over 150 destinations worldwide as well as increasing cargo capacity.

12 miles from Deans Ind Estate
18 minutes



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