



INDUSTRIAL UNIT

7 Adam Square, Brucefield, Livingston, EH54 9DE

298 Sq M / 3,212 Sq Ft



LOCATION

Brucefield is one of Livingston's best known industrial estates with circa 650,000 Sq Ft of industrial space within the town's stock of circa 1.5 M Sq Ft.

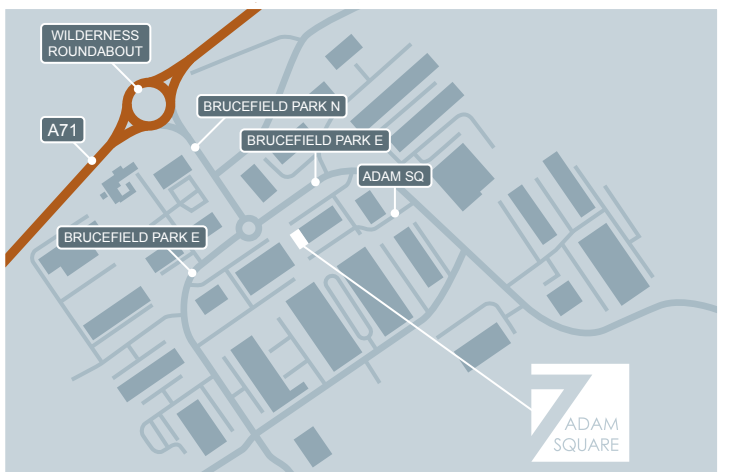
Located on the A71, to the south of Livingston town centre Brucefield Park provides a well-managed environment, and is easily reached after a ten-minute drive from the M8.

Lying immediately adjacent to the M8, Livingston offers fast and easy access to Edinburgh and

Glasgow City Centres and can be reached in less than 40 minutes by car. The M8 links to the M9 (Stirling), M90/A90 (Dundee, Aberdeen) and M73/M74 interchange, allowing access to the south.

This is a great location for industrial occupiers.

This unit is situated at the front of the estate and it's prominence would benefit any business wishing to promote their company.



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ADAM
SQUARE

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THE PROPERTY

Traditional light industrial unit with clad walls and roof with:

- Prominent frontage at front of the estate
- Communal yard to the rear of the unit
- Car parking (communal)
- Two quality offices
- Tea Prep Area
- Electric roller shutter door to warehouse
- 4.6 Metre eaves
- Gas heating in warehouse
- Heated offices
- Separate Male and Female toilets
- High quality landscaping
- Handy on-site shop/café opposite the unit

LEASE AND TERMS

The property is currently let to our clients and is available to assign, or sub-let:

- Existing Lease until August 2027
- Rent £22,000 Per Annum exclusive of VAT, service charge & insurance
- New lease may be available from landlord if longer term sought

RATEABLE VALUE

£15,700

EPC

'D' – copy available upon request



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DISCLAIMER

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