

TO LET - INDUSTRIAL

1 CHALMERS SQUARE

DEANS INDUSTRIAL ESTATE, LIVINGSTON, EH54 8RJ



KEY HIGHLIGHTS

- 33,061 sq ft
- Modern standalone warehouse premises with 0.6 acre secure concrete yard
- 1,618 sq ft offices
- Highly convenient M8 motorway access
- Available subject to vacant possession
- Benefits from 2 x dock level doors plus 1 x level access door
- 4.6m eaves rising to 6.4m at the pitch

SUMMARY

Available Size	33,061 sq ft
Rent	Rent on application
Rates Payable	£87,046 per annum
Rateable Value	£153,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

DESCRIPTION

Modern standalone industrial / distribution unit of steel portal frame construction with clad with insulated panels on elevations and roof.

Externally benefits from secure concrete yard extending to 0.6 acres plus staff / customer parking.

1 x ground level access door plus 2 x dock level doors.

Internally provides open-plan accommodation benefitting from 4.6m eaves rising to 6m at the pitch.

Well-presented offices are found to the front extending to approximately 1,618 sq ft.

Separate male and female WCS provided for warehouse and office staff together with kitchen tea-preps.

LOCATION

Livingston is one of Scotland’s principal distribution, warehousing and technology centres, strategically situated in the heart of the Central Belt.

The subjects are situated within Deans Industrial Estate, located just off J3A of the M8 motorway the estate is a prime logistics location with great access to the Central Belt with Edinburgh and Glasgow both aa 35-minute drive away.

Nearby occupiers including SAICA, Schuh Retail, DHL/Nisa, Crown Worldwide and Tesco.

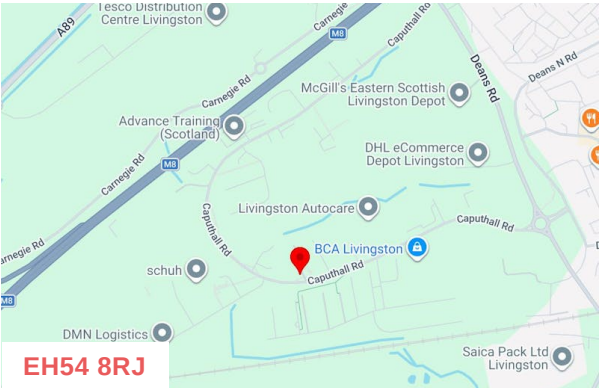
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	30,478	2,831.50	Available
Ground - Office	1,618	150.32	Available
Mezzanine	965	89.65	Available
Total	33,061	3,071.47	

JOINT AGENTS

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VIEWING & FURTHER INFORMATION

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G·M·BROWN