ELIBURN INDUSTRIAL ESTATE

APPLETON PARKWAY | LIVINGSTON | EH54 6GQ

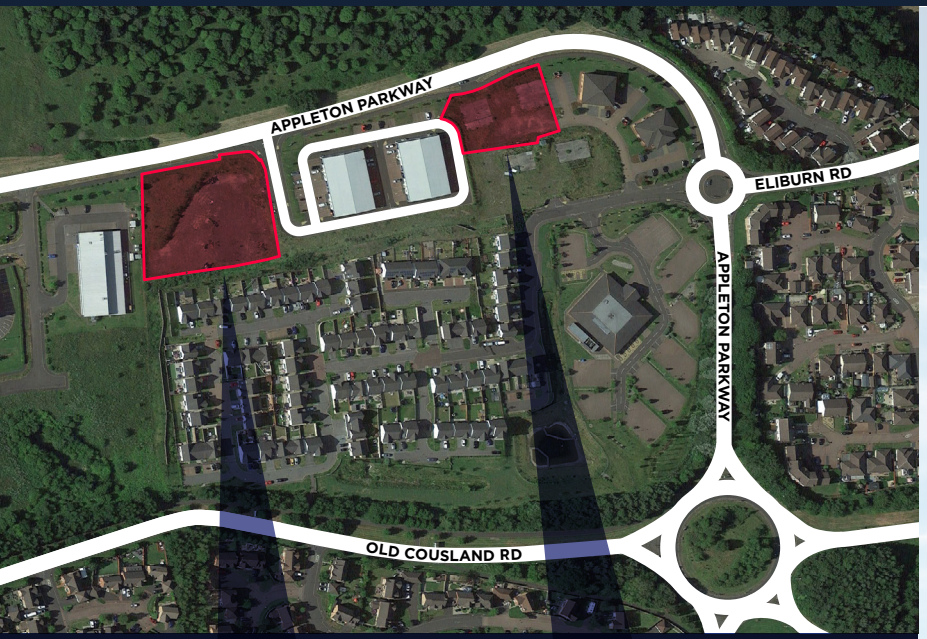
NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK

TO LET

NEW WORKSHOP / INDUSTRIAL UNITS

SIZES FROM 1,087 SQ FT - 3,326 SQ FT

www.eliburnindustrialestate.co.uk



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LOCATION

Eliburn Industrial Estate is situated within Eliburn Park at Appleton Parkway, close to Junction 3 and 3A of the M8 motorway and to the north west of Livingston town centre. The estate is situated to the north west side of Livingston within an established commercial location.

Livingston is located approximately 16 miles west of Edinburgh and 34 miles east of Glasgow. Livingston is strategically situated in the heart of the Central Belt on the M8 motorway benefiting from excellent transport links. The town has become one of the principal distribution / warehousing and high tech centres in Scotland. Edinburgh Airport is 12 miles to the east of Livingston and Glasgow Airport is 45 miles to the west. There are also two railway stations (LIvingston North and Livingston South) with Livingston North forming part of the recently completed Airdrie to Bathgate line.

TERMS / RENT / OTHER CHARGES

Details of rents and other charges are available on request from the letting agents.

All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.

EPC

The EPC ratings will be confirmed once construction has been completed. Individual copies of the EPC's will be available upon request.

BUSINESS UNITS TO LET ACROSS THE UK

DESCRIPTION

The new development at Eliburn Industrial Estate will provide an additional 26,727 sq ft of industrial / workshop space. The new units will be arranged in 3 terraced blocks, comprising of 13 individual units with sizes ranging from 1,087 sq ft up to 3,326 sq ft.

Blocks A & B are facing terraces with a central shared forecourt, situated to the left of the existing estate; whilst block C is situated to the right and will provide a pair of semi-detached trade counter style units of 2,906 sq ft each.

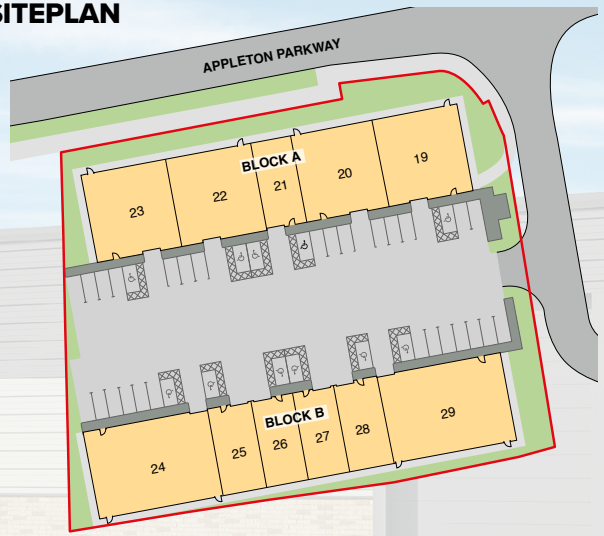
Internally, the units over 2,000 sq ft in blocks A & B benefit from integral office space which includes LED lighting. Externally the units will have Solar PV panels, and offer dedicated parking to the front of each unit with generous communal circulation space.

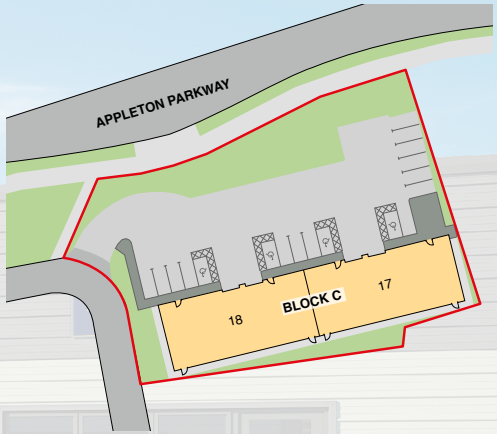
The new development will complement the existing estate, which provides 18,646 sq ft of space in 16 units, with a variety of sizes from 1,150 sq ft. Once the new development is completed the estate will extend to over 45,000 sq ft.

SPECIFICATION

- Electrically operated roller shutter doors.
- Integral offices to units over 2,000 sq ft in Blocks A & B.
- LED lighting to offices.
- Three phase electricity supplies
- Solar PV panels.
- WC/wash rooms. Efficient, instantaneous water heaters.

SITEPLAN





ACCOMMODATION

Block	Unit No	Sq Ft	Sq M
A	19	2,207	205
	20	2,207	205
	21	1,087	101
	22	2,207	205
	23	2,207	205
B	24	3,326	309
	25	1,087	101
	26	1,087	101
	27	1,087	101
	28	1,087	101
	29	3,326	309
C	17	2,906	270
	18	2,906	270
	TOTAL	**26,727**	**2,483**

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.

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