TO LET

(Via sub-lease)

Terraced Industrial Unit

14,505 sq ft (1,348 sq.m)



4 Dunlop Square, Livingston

EH54 8SB

Key points

- Terraced warehouse located within an established industrial area of Livingston
- High bay LED lighting throughout
- Eaves Height: 5.7m
- High quality office accommodation and reception area to front of property
- One electric roller shutter door
- Private secure yard at rear of unit
- Generous car parking provision to the front

Description

The property comprises a terraced industrial unit, providing high quality warehouse, office & welfare accommodation and a secure yard to the rear. The property benefits from a generous provision of car parking spaces, located to the front of the building.

The warehouse is of steel portal frame and benefits from an eaves height of 5.70m and an electric roller shutter door to the rear of the property, providing vehicular access to the secure yard.

Lighting is provided via high bay LED lighting and supplemented by rooflights; heating to the warehouse is provided via gas warm air blowers.

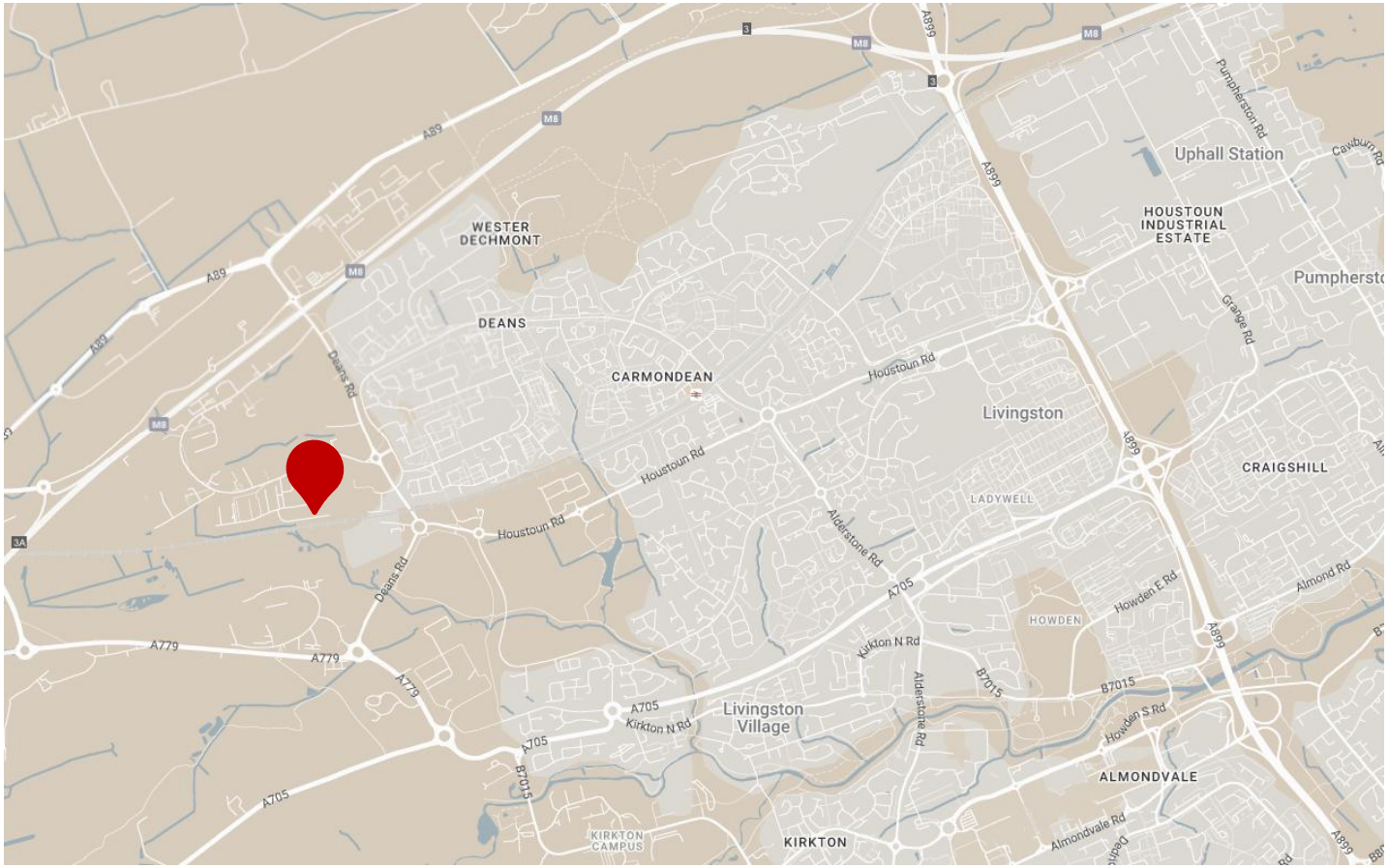
To the front of the property there is two storey office accommodation, with a bright open reception area and boardroom on the ground floor, further open plan offices and W/C's are located on the first floor.

Location

4 Dunlop Square is located within Deans Industrial Estate, situated in the West side of Livingston. The property is easily accessed via the M8, which provides great connectivity between Edinburgh and Glasgow, with Junction 3A located only just over two miles from the property.

Edinburgh is located only 19 miles to the east, whilst Glasgow city centre is located 30 miles to the west.

Located in an area of predominately industrial, manufacturing and trade occupiers, nearby companies include EMF Manufacturing Ltd, Pure IT Refurbished, Shred-It and ACLAS Technics Limited.



Subject to Contract







Accommodation

The property extends to the following gross internal area (GIA):

Description	Area (Sq.M)	Area (Sq.Ft)
Warehouse	968	10,415
GF warehouse welfare/office	95	1,022
GF offices	96	1,031
1F welfare & offices	189	2,036
Total	**1,348**	**14,505**

Lease Terms

The accommodation is available via sub-lease on a full repairing and insuring lease. The current lease expires in May 2031.

Further details regarding lease terms are available upon request.

Should any potentially interested party wish for a longer-term lease, these can be negotiated in conjunction with the landlord.

Rateable Value

The property has a Rateable Value of £80,800.

It is recommended that any further enquiries should be made to the Lothian Valuation Joint Board.

Legal Costs

Each party will be responsible for their own legal costs incurred with the ingoing tenants responsible for Stamp Duty Land Tax and Registration dues etc.

Energy Performance

EPC Rating – B (20). A copy of the certificate is available from the agents by request.

VAT

All figures are quoted exclusive of VAT which will be payable at the prevailing rate.

Subject to Contract

Key Contacts

For further information, or to arrange a viewing, please contact the sole letting agents Knight Frank.



Scott Hogan

+44 131 222 9621

+44 7770 012255

scott.hogan@knightfrank.com



Erin Beaton

+44 131 322 3084

+44 7976 668975

erin.beaton@knightfrank.com

knightfrank.co.uk

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