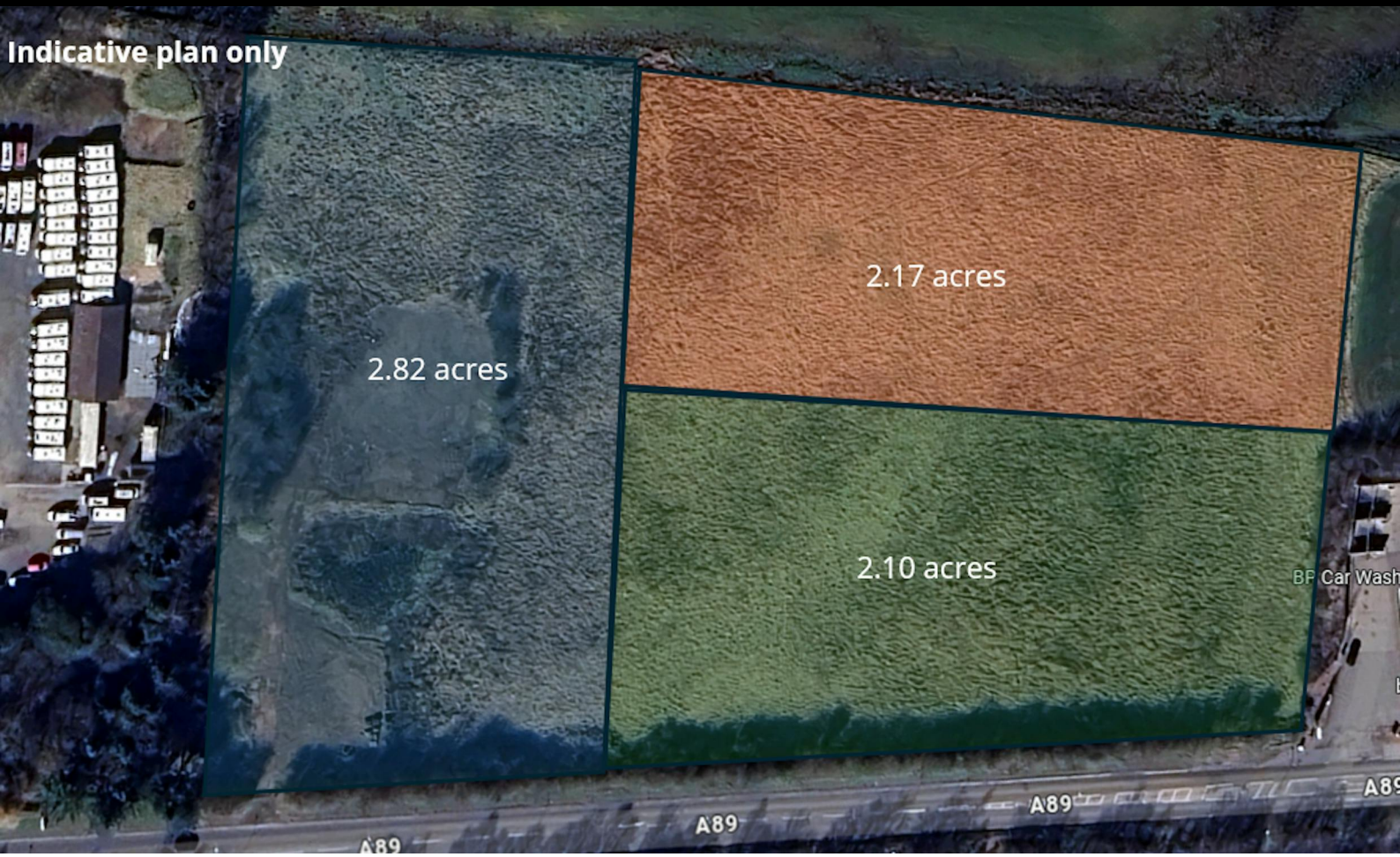


Secure Yards, Royston Lodge, Deans, Livingston, EH48 1JX

Secure Yards To Let

- Prominent roadside frontage onto A89
- Sub-division is possible
- Close proximity to Junction 3A of the M8
- 7 acres (2.83 hectacres)
- Suitable for a variety of uses, subject to planning
- Located near Deans Industrial Estate

Summary

Available Size	2.10 to 7 Acres
Rent	Rent on application
Business Rates	To be assessed on occupation.
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The site is located to the Northwest of Livingston close to Junction 3A of the M8.

The site occupies a prominent position on the A89 situated between Motorhomes Escapes and the BP Filling Station in Deans Industrial Estate.

Description

The subjects are regular shaped, aggregate and agriculture surfaced, secure yards with excellent access to Scotland's Motorway network.

The site extends to approximately 7.00 acres (2.83 hectares). The site can be sub-divided into three small plots from c. 2.026 acres (0.82 hectares). With excellent roadside frontage, the sites would be suitable for a variety of uses, subject to planning.

Viewings

To arrange a viewing, please contact the sole letting agent.

Terms

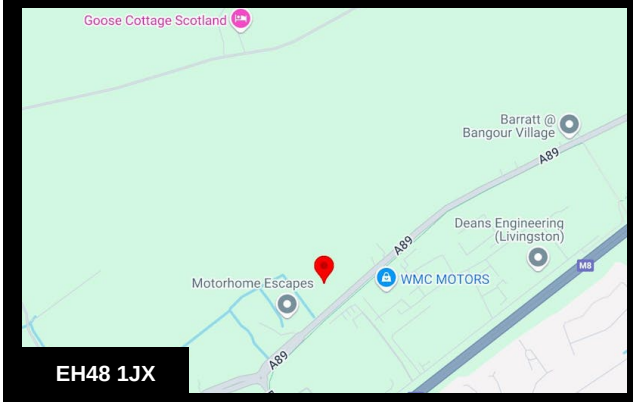
Our client is looking to let the premises on a new full repairing and insuring lease for a term to be agreed.

Planning

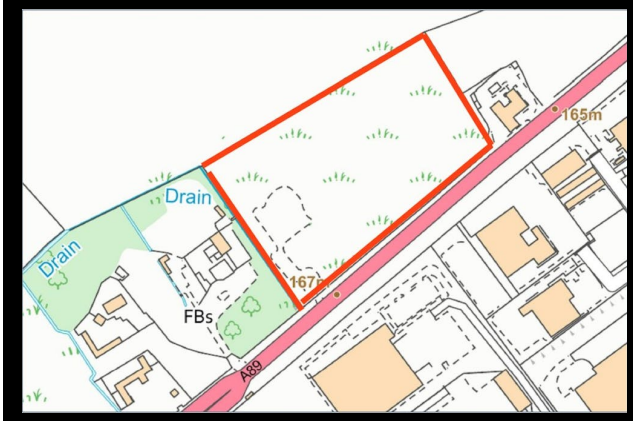
The site is not zoned for any specific commercial use but does lie to the north of Deans Industrial Estate, one of Livingston's most established industrial areas where the following uses are operating:

- Class 4 (Business/Light Industrial use)
- Class 5 (General Industrial)
- Class 6 (Storage and Distribution)

Given the roadside nature of the site, the subjects would be suitable for a wide range of uses such as open storage or Drive-thru and we encourage all enquires to reach out to discuss further.
Alternative uses will be subject to planning and therefore all interested parties will require to make their own enquiries with regards their proposed use of the site.



EH48 1JX





Viewing & Further Information



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