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Young Sq, Brucefield Industry Park

Livingston, EH54 9DH

Fully refurbished industrial / warehouse units | Available to let from Q1 2027
12,000 - 60,000 sq ft

CGIs for reference purposes only.

Fully refurbished industrial / warehouse

3-6 Young Sq will consist of newly refurbished industrial / warehouse unit at Brucefield Industry Park, Livingston, with unit sizes ranging from 12k-25k sq ft, with flexibility to combine. These high-quality units offer clear open warehousing and manufacturing space with open plan office accommodation and staff welfare facilities. Externally, the property benefits from large yards with parking and landscaped outdoor amenity space.

The property has excellent sustainability credentials including EPC A Ratings and new PV ready roofs.

Fully refurbished industrial / warehouse units

12,000 - 60,000 sq ft

- 24 hour access
- Ample car parking
- Café on site
- CCTV
- Combine units
- Ideal location
- LED lighting
- New roof
- Office
- Range of units
- Rear yard
- Under refurbishment

Site plan & accommodation

Unit	Type	Area (sq ft)	Availability
Unit 3	Warehouse	12,389	Availability
Unit 4	Warehouse	12,314	Availability
Unit 5	Warehouse	17,825	Availability
Unit 6	Warehouse	16,932	Availability
Total		**59,460**	

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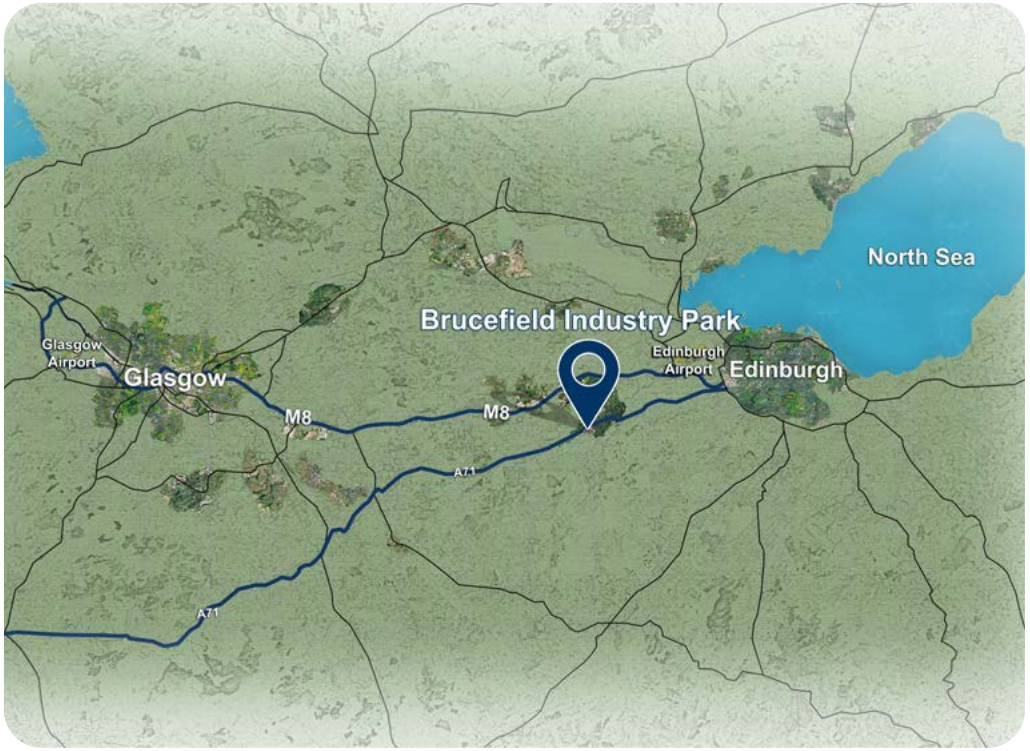
Location



Located in Livingston near the M8 motorway, Brucefield Industry Park is a prime last mile logistics location with great access to the Central Belt and cities of Edinburgh and Glasgow.

By Road

The nearby M8 motorway provides excellent road access to the Central Belt with Edinburgh city centre only a 40 min drive away (XX miles), and Glasgow a 45 mins drive (36 miles).

By Air

Edinburgh Airport is located a short 18 min drive away (12 miles) with Glasgow Airport less than 60 mins drive (45 miles).

By Rail

Livingston is served by numerous stations including Livingston North, Livingston South and Uphall, with regular direct links to Edinburgh, Glasgow and the wider Central Belt.

Travel times

Cities	Distance
Edinburgh	Approx. 15 miles
Glasgow	Approx. 25 miles
Stirling	Approx. 22 miles
Dundee	Approx. 55 miles

By Train	Distance
Livingston South	Approx. 1.5 miles
Livingston North	Approx. 2 miles

By Air	Distance
Edinburgh Airport (EDI)	Approx. 15 miles
Glasgow Airport (GLA)	Approx. 30 miles
Aberdeen Airport (ABZ)	Approx. 90 miles

Motorways	Distance
M8 – Runs near Livingston	Approx. 1 mile
M9	Approx. 8 miles N
M90	Approx. 20 miles E
M73	Approx. 25 miles W

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Book a viewing

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Lewis Pentland
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0141 225 8555
Grant Scrimgeour
T: 0141 225 8555
grant@denwolf-am.co.uk

Further information:

EPC
EPC is payable upon request.

VAT
VAT is to be charged on all payments.

Rateable Value
To be assessed on completion of the development.

Legal Costs
Each party is to bear their own legal and surveyors costs incurred in the transaction.

Terms
Available by way of a new full repairing and insuring lease - for a term of years to be agreed.

Anti-Money Laundering Regulations
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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