**Deans Industrial Estate, Livingston EH54 8SB** 

# Mileway

# Dunlop Square

Newly refurbished Industrial and Warehouse unit 10,385 sq ft - **Available To Let** 



Newly refurbished Industrial and Warehouse unit 10,385 sq ft. Available To Let

Dunlop Square is home to 11 high-spec units offering flexible floor space with two-storey office areas, ample parking and dedicated rear yards. All available units have been refurbished to a high standard internally and externally including new overclad roofs.

Located just off J3A of the M8 motorway the estate is a prime last mile logistics location with great access to the Central Belt with Edinburgh and Glasgow both able to be reached within a 35-minute drive.

Nearby occupiers include Tesco, DHL, Nisa and Schuh.

Newly refurbished

Adjacent to J3A of M8



24 Secure 24/7 access

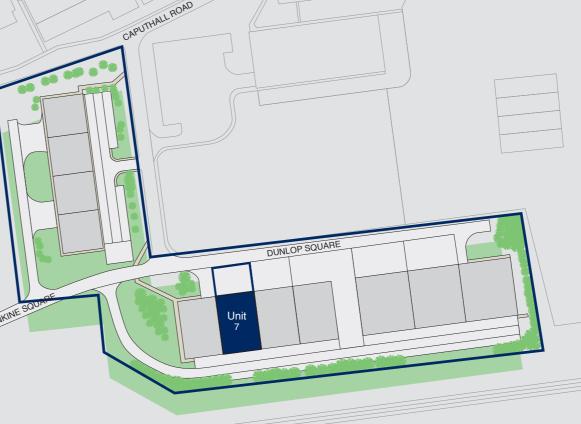
Clear eaves height - 6m

Natural light

DDA compliant E



Two-storey office



#### Accommodation

Unit	sq m (GIA)	sq ft (GIA)	Private Yard
Unit 7	965	10,385	Yes
Total	965	10,385	

Dunlop Square, Deans Ind Estate offers best-in-class, flexible floorspace with refurbished warehouse and office accommodation for customers including logistics providers, online retailers and manufacturers.

Mileway are the leading last mile logistics real estate company in Europe and own 32 units across the wider estate at Dunlop Square, Lindsay Square, Elphinstone Square and Manson Square.

#### Key Features

- Newly refurbished internally and externally
- Adjacent to J3A of M8 motorway
- Secure 24/7 access
- Clear eaves height 6m
- Ample parking and dedicated yard areas
- Two-storey office accommodation
- DDA compliant
- Natural light to warehouse and offices areas

## Dunlop Square

Deans Industrial Estate, Livingston EH54 8SB

#### Terms

Available on new full repairing and insuring leases. Energy Performance Certificates (EPCs) are available upon request.

#### Viewing / Further Information

Colliers 0131 240 7500 colliers.com/uk/industrial

Lewis Pentland T +44 (0)131 240 7523 M +44 (0)7748 704 734 lewis.pentland@colliers.com Denwolf ASSET MANAGEMENT 0141 225 8555 www.denwolf.co.uk

Grant Scrimgeour T +44 (0)141 225 8555 M +44 (0)7771 956 991 grant@denwolf-am.co.uk

#### Location

The location is second to none with exceptional transport links to the Central Belt including Edinburgh and Glasgow.



By Road J3A of the M8 motorway is adjacent

to the estate. Approx driving times: Livingston 8 minutes Edinburgh 30 minutes Glasgow 35 minutes

### By Rail

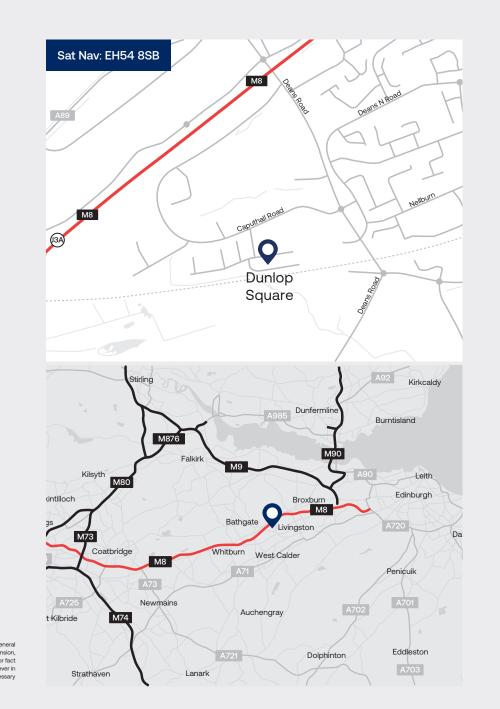
Livingston North Station. Regular service from Edinburgh and Glasgow. 2.5 miles from Deans Ind Estate 8 minutes



#### Edinburgh Airport Over 150 destinations worldwide as well

as increasing cargo capacity. 12 miles from Deans Ind Estate 18 minutes

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#### Mileway

#### mileway.com

Mileway

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