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

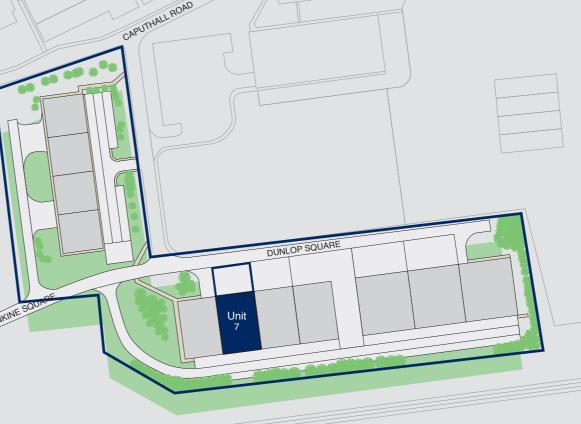
Clear eaves height - 6m

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

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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

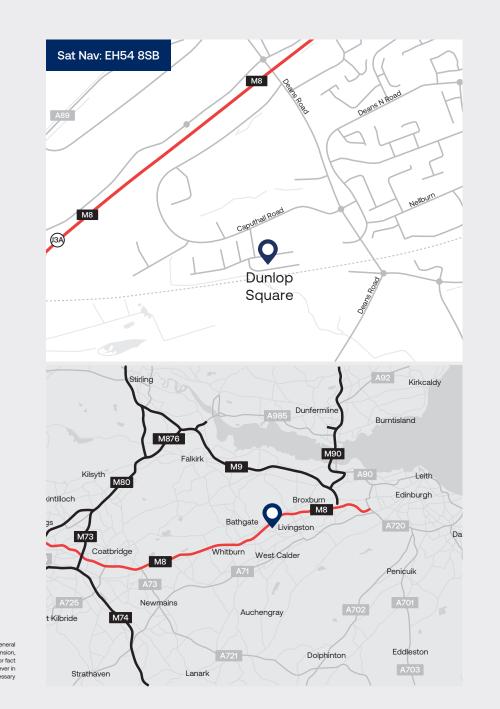
Livingston North Station. Regular service from Edinburgh and Glasgow. 2.5 miles from Deans Ind Estate 8 minutes



Edinburgh Airport Over 150 destinations worldwide as well

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

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. February 2023.



Mileway

mileway.com

Mileway

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