

SAT NAV: EH54 8SB



**DEANS
INDUSTRIAL
ESTATE**

LIVINGSTON

availability schedule



Units from 6,270 to 35,440 sq ft

- Most units now fully refurbished
- Secure yards available with some units
- High quality environment
- Adjacent to J3A of the M8 motorway



3 Lindsay Square

6,270 SQ FT / 586 SQ M

- Secure Yard
- Fully refurbished
- Prominent unit



12 Lindsay Square

12,390 SQ FT / 1,151 SQ M

- Can be combined with 11 & 12 (Total 27,440 sq ft)
- Fully refurbished
- Large secure yard





4 Dunlop Square

13,551 SQ FT / 1,259 SQ M

- Secure yard
- Fully refurbished
- Can be combined with Unit 3 to provide 27,545 sq ft



10 Dunlop Square

7,351 SQ FT / 683 SQ M

- Prominent unit opposite car auction
- Good access and circulation space externally
- Fully refurbished





6 Elphinstone Square

10,364 SQ FT / 963 SQ M

- Fully refurbished
- Ground and first floor offices
- Can be combined with Unit 7 to provide 21,935 sq ft



1 Manson Square

17,017 SQ FT / 1,581 SQ M

- Detached unit with secure yard and private parking
- Unique opportunity in current market
- Refurbishment programmed

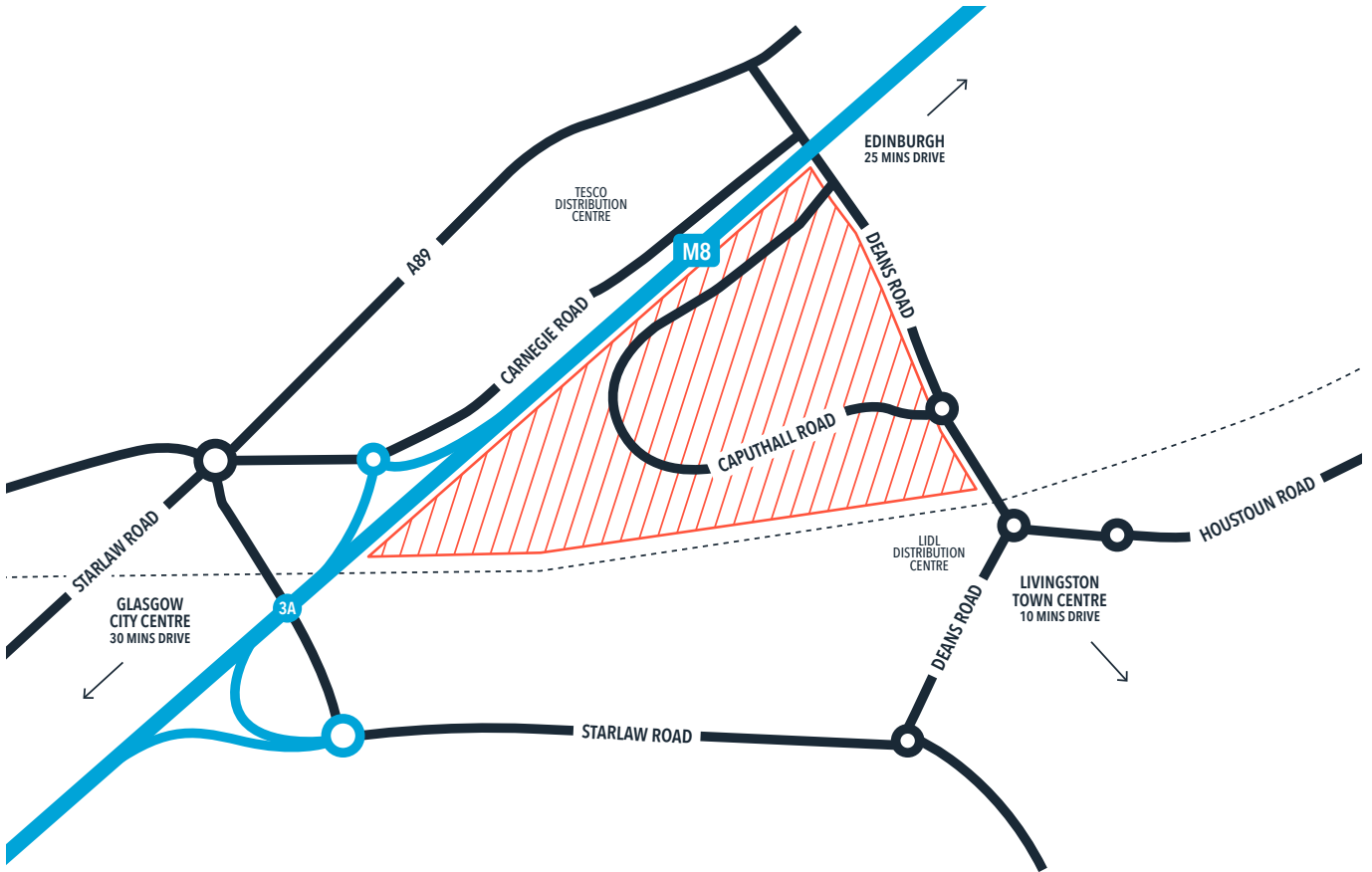


current availability



UNIT	AREA (SQ FT)	ASKING RENT	S/C	INSURANCE	RATEABLE VALUE	RATES PAYABLE	Comments
6 Elphinstone Square	10,364	On Application	£2,110.15	£2,401.69	£35,500	£17,395	Refurbished. Can be combined with Unit 7.
7 Elphinstone Square	11,571	On Application	£2,355.67	£2,050.47	£40,100	£19,649	Refurbished. Can be combined with Unit 6.
1 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	Under Offer
2 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	Under Offer
3 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	Fully refurbished. Secure yard to rear.
4 Lindsay Square	6,270	On Application	£1,276.47	£1,352.86	Entry to be separated	-	Fully refurbished. Secure yard to rear.
7 Lindsay Square	9,312	On Application	£1,895.37	£2,096.72	£31,300	£15,337	Fully refurbished.
9 Lindsay Square	9,300	On Application	£1,893.33	TBC	£27,700	£13,573	End terrace with additional loading door on gable
10 Lindsay Square	12,525	On Application	£2,549.89	£2,710.17	£44,200	£21,658	Refurbishment instructed.
11 Lindsay Square	12,525	On Application	£2,549.89	£2,710.17	£39,500	£19,355	Refurbishment instructed.
12 Lindsay Square	12,390	On Application	£2,522.40	TBC	£39,500	£19,355	Secure yard. Recently refurbished.
3 Dunlop Square	13,994	On Application	£2,767.52	£2,642.73	£43,200	£21,168	Available soon – refurbishment instructed.
4 Dunlop Square	13,551	On Application	£2,758.76	£2,808.91	£48,100	£23,569	Secure yard. Recently refurbished.
7 Dunlop Square	10,387	On Application	£2,114.63	£2,478.68	£33,000	£16,170	Under Offer
10 Dunlop Square	7,351	On Application	£2,558.78	£1,25.50	£24,700	£12,103	Prominent unit opposite car auction. Recently refurbished
1 Manson Square	17,017	On Application	£5,923.37	£4,741.74	£57,000	£28,671	Detached unit with secure yard. Available Summer 2021.

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WHAT WE OFFER

- The right unit for the right user
- Competitive terms
- Pragmatic and flexible approach to lettings
- Active estate management

LEASE TERMS

Units are available on new full repairing and insuring leases for a term to be agreed. The landlord will consider a wide range of leasing arrangements and incentive packages depending on tenant's individual circumstances.

EPC

Energy Performance Certificates are available for units on request.



FURTHER INFORMATION

For further details on the available opportunities, contact the joint agents:

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