

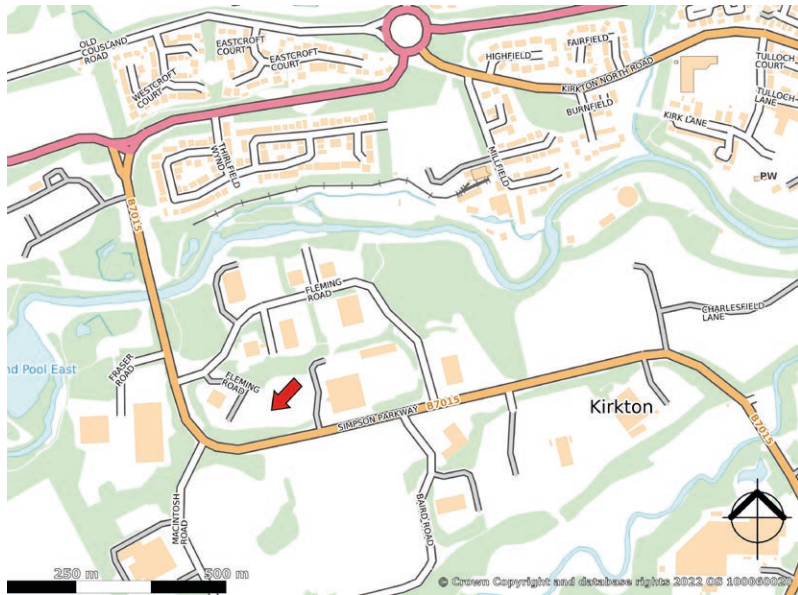
TO LET

INDUSTRIAL, MANUFACTURING, AND DISTRIBUTION DESIGN AND BUILD OPPORTUNITY



Land, Fleming Road, Livingston, EH54 7BN

- Industrial land extending to circa 4 acres/1.61 hectares
- Prime business location in central Scotland
- Benefits from immediate access to Scotland's motorway network
- Available as a large secure yard/design and build opportunity
- Flexible eaves height (6m +)



Indicative Site Layout

To arrange a viewing please contact:



Murdo McAndrew
 Surveyor
 murdo.mcandrew@g-s.co.uk
 0131 240 5311

LOCATION

The site is located on Fleming Road within the Kirkton Campus, one of the main business areas within Livingston. It enjoys a strategic location approximately 3 miles to the south-west of the town centre and it is 2 miles from Junction 4 of the M8, 13 miles from Edinburgh Airport and only 26 miles from Edinburgh City Centre. The surrounding area is populated by a mixture of local, national and international occupiers including Lloyds Banking Group, Johnson and Johnson, Ethicon and Sky.

Connectivity	Miles
Edinburgh	26
Glasgow	31
M8	2
Livingston Town Centre	3
Stirling	29

DESCRIPTION

Located within Kirkton Campus, Livingston, the subject commands a prominent position in close proximity to the M8 motorway. The site extends to circa 4 acres (1.61 hectares) and is available as a secure yard. Alternatively, design and build opportunities will be considered. See above for an indicative layout plan.

ACCOMMODATION

Areas / Floor etc	Acres	Hectares
Total	4	1.61

The site could accommodate in the region of 100,000 Sq Ft subject to the necessary planning consents being obtained.

RATEABLE VALUE

The rateable value requires to be reassessed.

RENT

Rent and lease terms available on request.

LEGALS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: April 2022