

Lindsay Square is home to 12 high-spec units offering flexible floor space with open-plan office areas, ample parking and dedicated rear yards. All available units have been refurbished to a high standard internally and externally with most units offering enclosed private yard areas.

Located just off J4 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, Schuh and BCA.



Range of units

Adjacent to J3A of M8



Secure 24/7



accomodation

compliant



heights of 4 - 7.5m



Ample parking



Siteplan



Accommodation

Unit	sq m	sq ft	Private Yard
Unit 9	864	9,300	No
Unit 10	1,243	13,377	No
Unit 11	1,164	12,528	No
Unit 12	1,170	12,599	Yes

Deans Ind Estate offers best-in-class, flexible floorspace with refurbished warehouse and office accomodation 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

- Range of units from 9,300 -38,504 sq ft
- Newly refurbished internally and externally
- Adjacent to J3A of M8 motorway
- Secure 24/7 access
- Clear eaves heights of 4 7.5m
- Ample parking and dedicated yard areas

- Open plan office accommodation
- DDA compliant
- Natural light to warehouse and offices areas

Lindsay Square

Deans Industrial Estate, Livingston EH54 8SB

Terms

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

Viewing / Further Information



Lewis Pentland T +44 (0)131 240 7523 M +44 (0)7748 704 734 lewis.pentland@colliers.com



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

Mileway

Graeme Stewart M +44 (0)7741 743 680 Graeme.Stewart@mileway.com

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

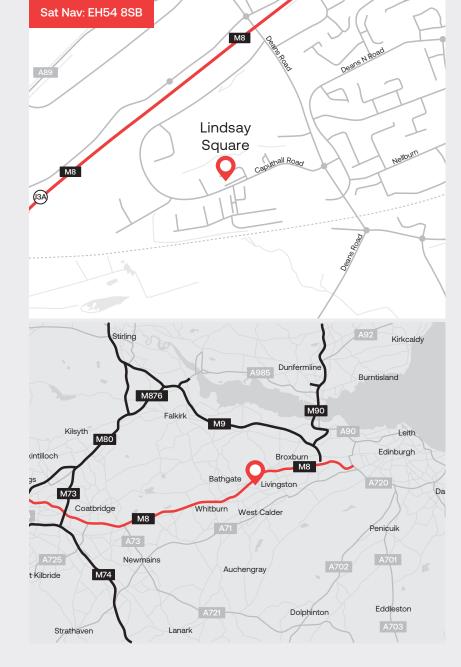


By Air

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. December 2021.

