

LIVINGSTON  
**Lindsay  
Square**

Newly refurbished Industrial and Warehouse units  
from 6,300 – 37,000 sq ft  
**Available To Let**



# Lindsay Square

- Range of units from 6,300 - 37,000 sq ft
- Newly refurbished internally and externally
- Adjacent to J4 of M8 motorway
- Secure 24/7 access
- Clear eaves heights of 4 - 7.5m
- Ample parking and dedicated yard areas

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## Siteplan



## Accommodation

| Unit    | sq m  | sq ft  | Private Yard |
|---------|-------|--------|--------------|
| Unit 2  | 581   | 6,270  | Yes          |
| Unit 3  | 581   | 6,270  | Yes          |
| Unit 4  | 581   | 6,270  | Yes          |
| Unit 7  | 862   | 9,300  | No           |
| Unit 9  | 862   | 9,300  | No           |
| Unit 10 | 1,158 | 12,500 | Yes          |
| Unit 11 | 1,158 | 12,500 | Yes          |
| Unit 12 | 1,158 | 12,500 | Yes          |

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

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- Newly refurbished internally and externally
- Adjacent to J4 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 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.

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- Ample parking
- Office accommodation
- DDA compliant
- Natural light

# 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



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## Location

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



### By Road

J4 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

