

TO LET
YARD SPACE



Only part of yard remaining

Land at Nairn Road Deans Industrial Estate Livingston

- Secure yard space extending to approximately 2.64 acres
- Excellent access to the A89 and M8 motorway
- Strategically located between Edinburgh and Glasgow
- Situated within the established Deans Industrial Estate
- Suitable for open storage or potential design and build, subject to agreement
- Offers over £40,000 per annum per acre

LOCATION

The subjects are located within the established Deans Industrial Estate, situated to the west of Livingston. The estate benefits from excellent connectivity, with direct access to the A89 and close proximity to Junctions 3 and 3A of the M8 motorway, providing convenient links to both Edinburgh and Glasgow.

Deans Industrial Estate is home to a range of national and local occupiers, including Royal Mail, Phoenix Drilling Ltd and Fyffes, supporting a well-established commercial environment.



More specifically, the land is positioned towards the eastern end of Nairn Road, accessed via Royston Road, offering straightforward access for vehicles and occupiers alike.

DESCRIPTION

The subjects comprise a secure yard space of a compacted gravel nature, enclosed by palisade fencing. Access is provided via double gates leading from an access road directly into the site.

The land extends to approximately 2.64 acres, following the letting of a portion of the original site.

The preferred approach is to let the land as a single, self-contained site. However, consideration may be given to subdividing the space, subject to the level of demand.

The land is well suited to open storage uses, with potential for design and build opportunities, subject to the necessary agreements being in place.

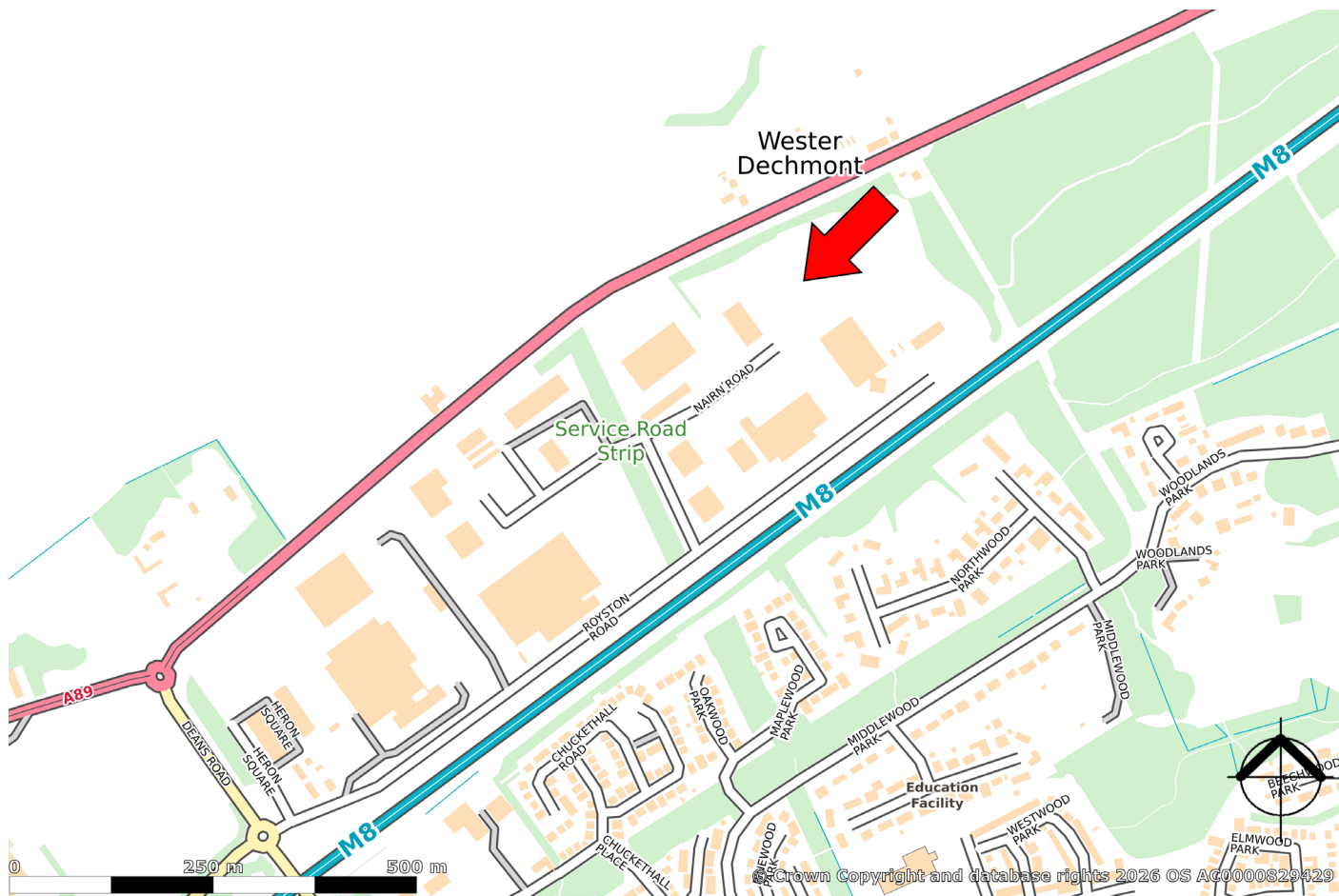
The site also benefits from an electrical power supply.

The exact location can be seen on the appended map.

ACCOMMODATION

The site has been measured via an online mapping system and provides an indicative area as below:

Total: 2.64 acres



To arrange a viewing please contact:



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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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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

RENT

We are seeking £40,000 per annum per acre.

LEGAL FEES

Each party will be responsible for their own legal fees incurred within this transaction. The tenant will be responsible for any LBTT and registration dues.