



To Let

Brucefield Industry Park offers 3,142 sq.ft of modern workshop/industrial space.

- Monthly rent £2,210 per annum excluding VAT
- Refurbished
- Internal office space
- M8 motorway access
- 5m eaves height
- Roller shutter door
- Ample car parking
- Security on site

Unit 9, Brucefield Industry Park

Livingston, Brucefield Industrial Estate, EH54 9DH

3,142 sq ft

291.90 sq m

Reference: #234048

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Summary

| | |
|----------------|---------------------------|
| Available Size | 3,142 sq ft / 291.90 sq m |
| Rent | £26,520 per annum |
| EPC | Upon enquiry |

Description

Brewster Square consists of three terraces of circa 3,000 sq ft units, located to the front of the estate, offering pedestrian access to the front, roller door access to the rear and shared yard space. Each unit benefits from 5m clear eaves in the warehouse as well as internal offices and WC's. The estate has onsite security and amenities including a café, full-service bar & restaurant.

Location

Located in Livingston near the M8 motorway, the estate is a prime last mile logistics location with great access to the Central Belt and the cities of Edinburgh and Glasgow. Large occupiers on the estate include Move Fresh, Snag Group, Romold, and Flexiform.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Availability |
|--------------------------|--------------|---------------|---------------|--------------|
| Unit - 9 Brewster Square | 3,142 | 291.90 | £2,210 /month | Available |
| Total | 3,142 | 291.90 | | |

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