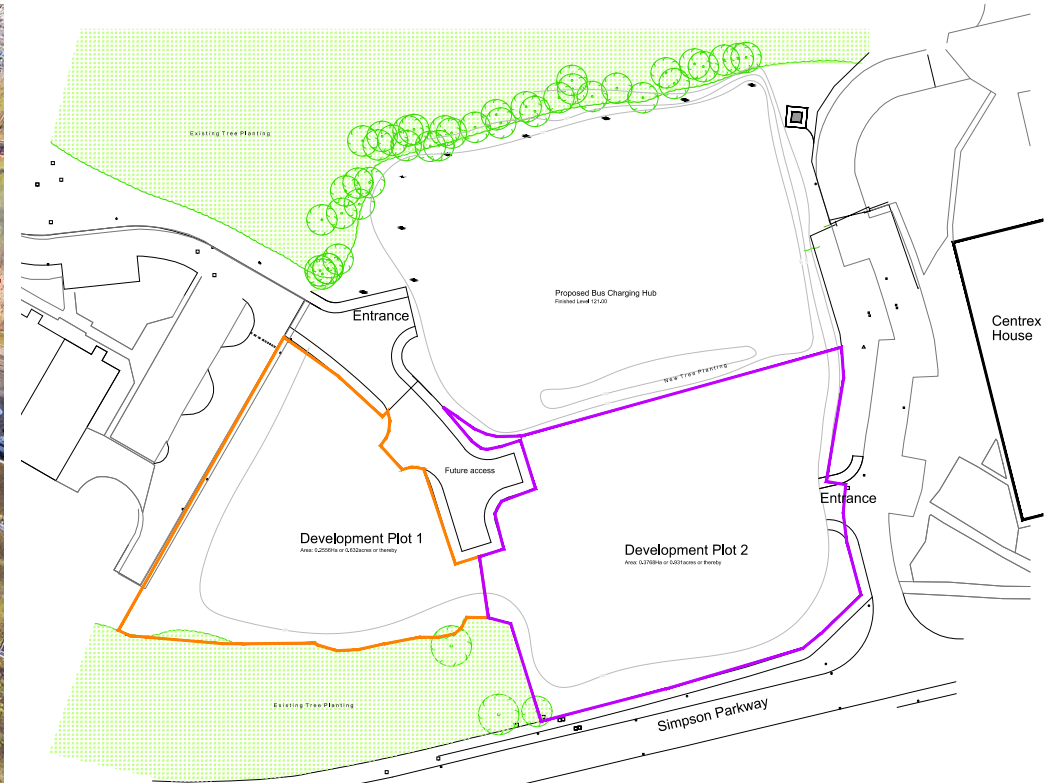


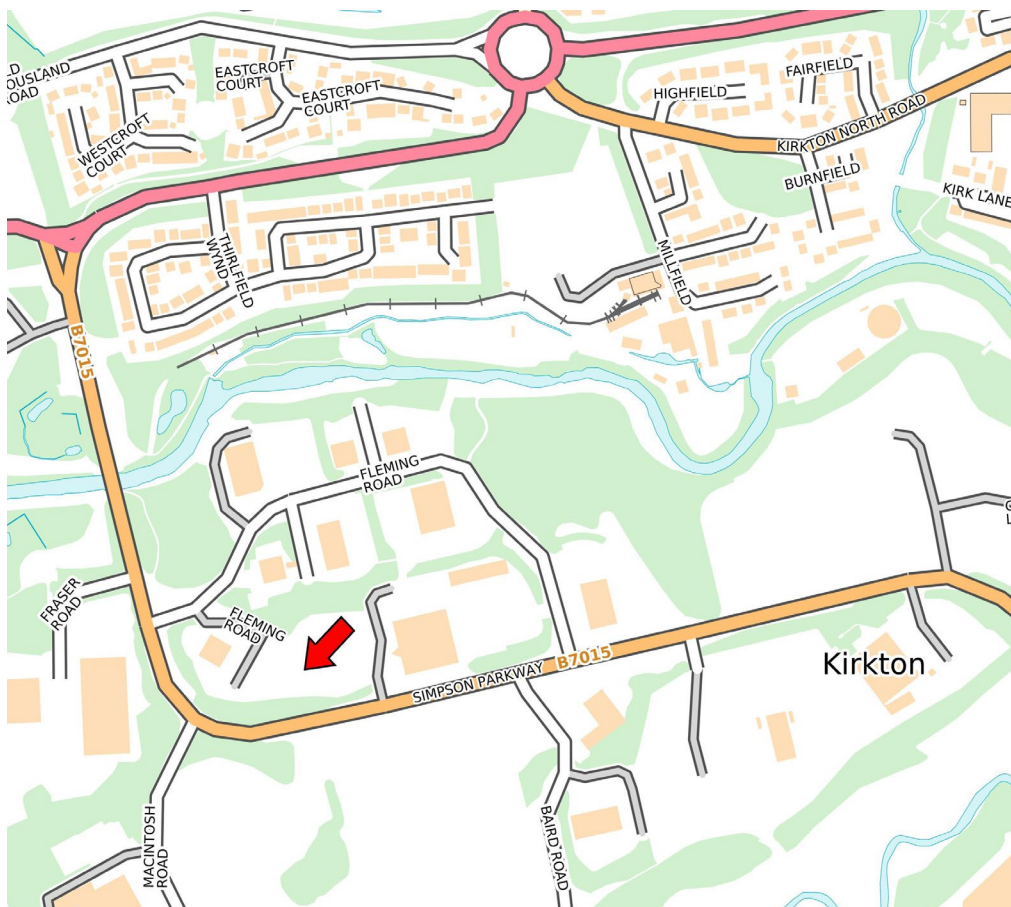
# TO LET

## YARD SPACE / CLASS 4, 5 & 6 DESIGN & BUILD OPPORTUNITY



### Land, Fleming Road, Livingston, EH54 7BN

- Prime business location in central Scotland, offering immediate access to Scotland's motorway network
- Available as large secure yards / design & build opportunities
- Plot 1 extends to 0.63 acres
- Plot 2 extends to 0.93 acre



## 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/ACCOMMODATION

Located within Kirkton Campus, Livingston, the subjects command a prominent roadside position in close proximity to the M8 motorway. There are two plots available and both currently benefit from Class 4, 5 and 6 usages, therefore they are suitable for a variety of business purposes.

Plot No.	Acres	Hectares
Plot 1	0.63	0.25
Plot 2	0.93	0.37
Total	1.56	0.62

The plots can be used as secure yards or D&B for industrial purposes. The landlord would also consider Sui Generis use types.

## 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.

To arrange a viewing please contact:



**Murdo McAndrew**

Surveyor

murdo.mcandrew@g-s.co.uk

0131 240 5311

## 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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