The logo for Brucefield Industry Park features the words 'BRUCEFIELD', 'INDUSTRY', and 'PARK' stacked vertically in a bold, white, sans-serif font. The text is contained within three dark blue, arrow-shaped banners that point to the left. The banners are stacked and slightly offset, creating a layered effect.

BRUCEFIELD
INDUSTRY
PARK

LIVINGSTON EH54 9DH

A large, solid red geometric shape that resembles a stylized arrow or a large 'L' rotated 45 degrees. It starts as a thin point at the bottom left and expands into a wide horizontal bar at the top right.

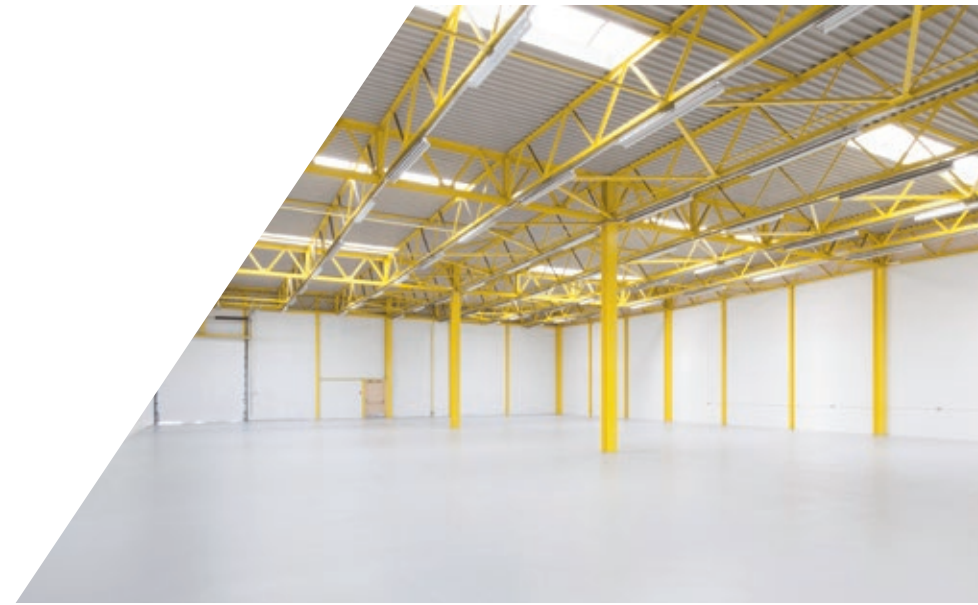
brucefield.co.uk

WELCOME TO BRUCEFIELD INDUSTRY PARK

INDUSTRIAL / BUSINESS UNITS FROM
3,000 SQ FT – 60,000 SQ FT

60+ ACRES / 73 UNITS /
OVER 600,000 SQ FT SPACE

ONE OF SCOTLAND'S LARGEST
INDUSTRIAL ESTATES WITHIN
SINGLE OWNERSHIP



CONVENIENCE & CONNECTIVITY

LIVINGSTON

Situated west of Edinburgh, Livingston is one of Scotland's major commercial success stories and a leading industrial location.

- Expanding town with significant manufacturing and distribution base
- Skilled workforce
- Good rail links
- Excellent road links - located on the M8 between Glasgow and Edinburgh

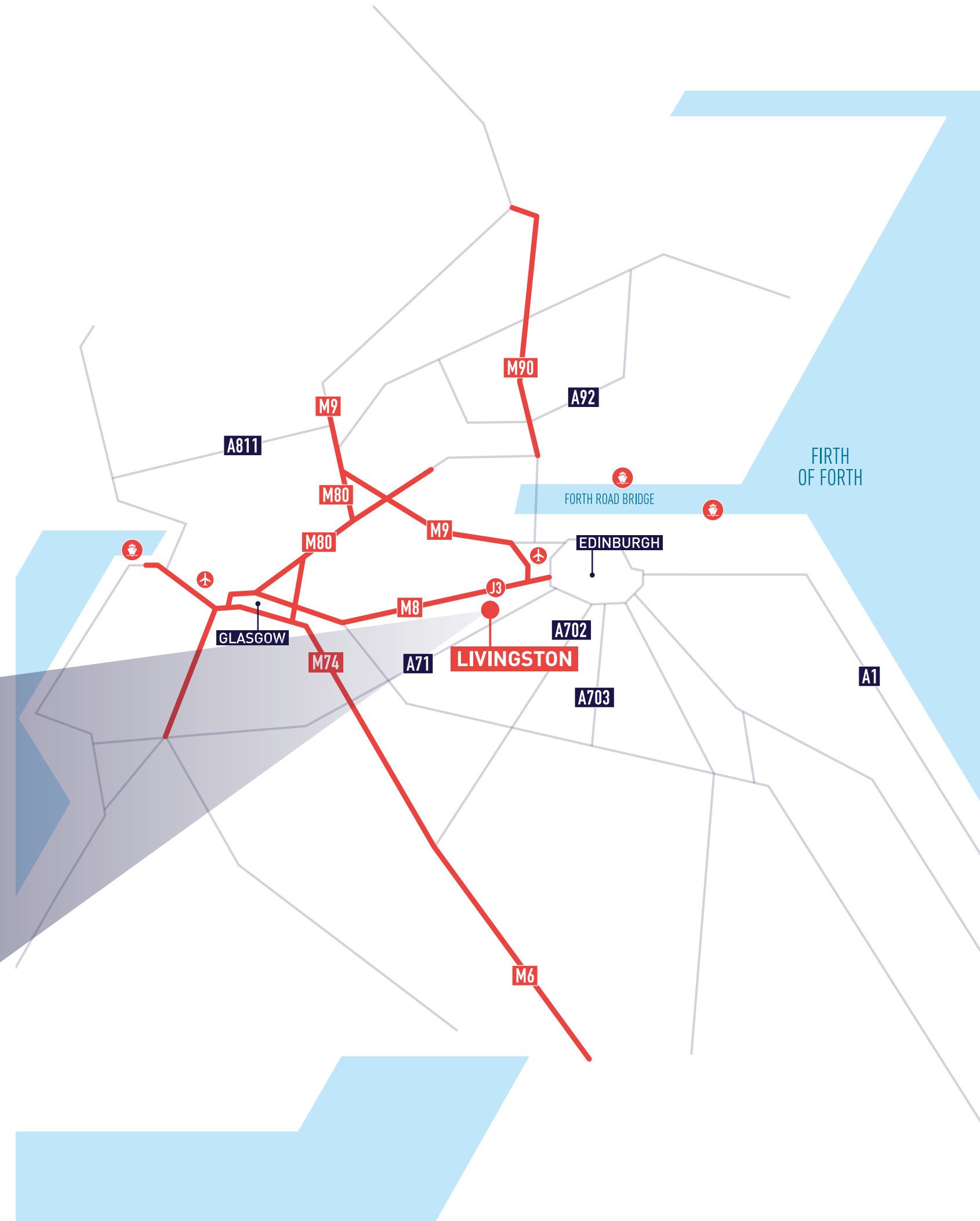
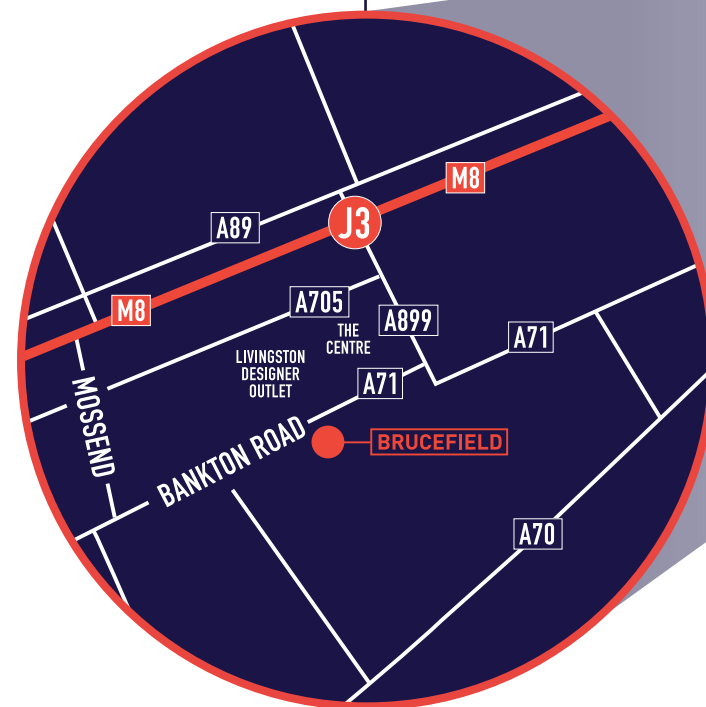
ESTATE LOCATION

- Fronts the A71
- 3 miles to the south of both Junctions 3 and 3A of the M8
- 12 miles west of Edinburgh Airport and 15 miles west of Edinburgh City Centre
- 1 mile south of Livingston Town Centre

DRIVE TIMES

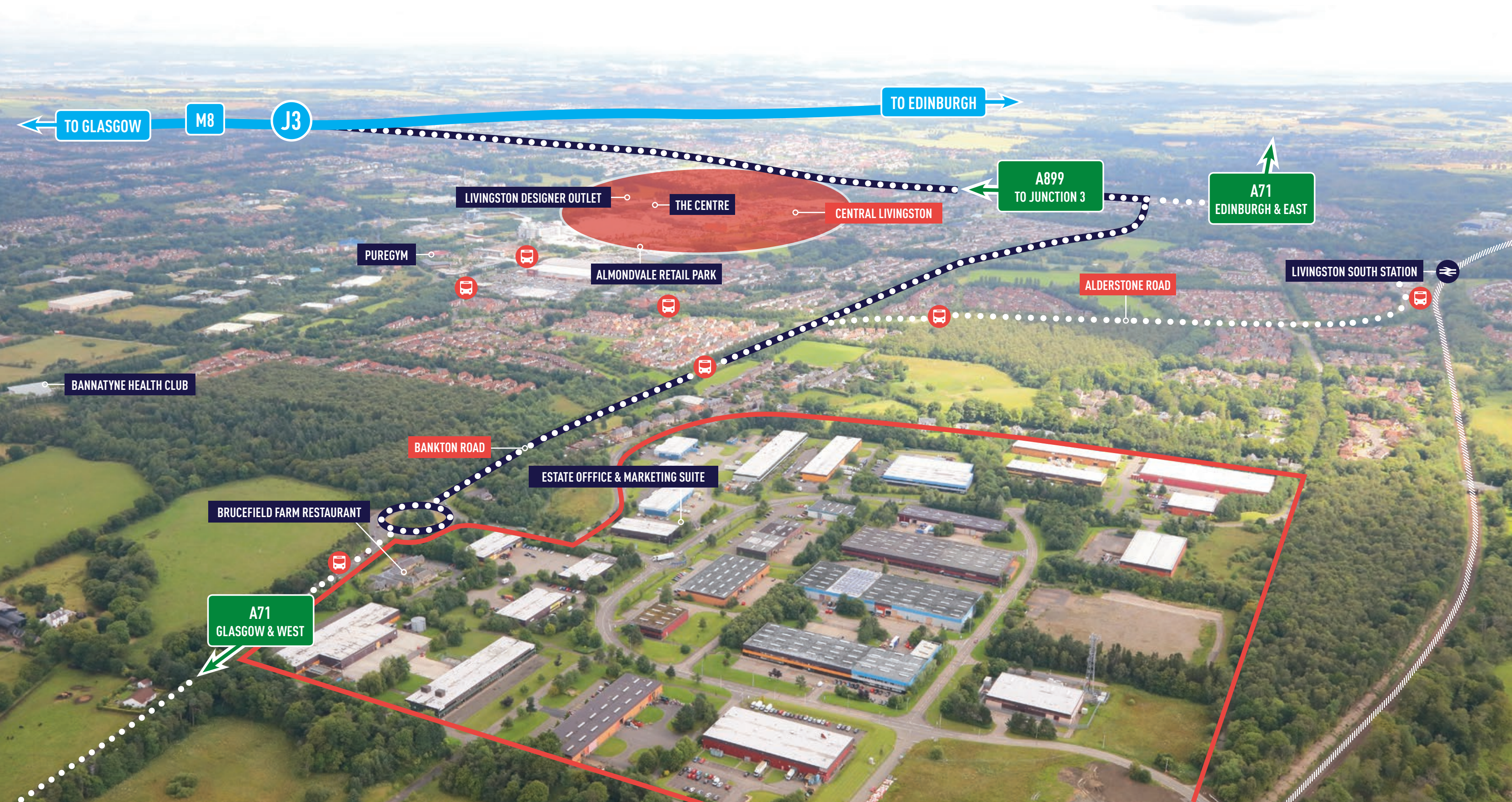
- M8 10 mins
- Central Edinburgh 20 mins
- Edinburgh Airport 20 mins
- Forth Road Bridge 20 mins
- Central Glasgow 45 mins

SAT NAV: EH54 9DH



ATTRACTIVE LANDSCAPE SETTING

AND CONNECTIVITY



UNRIVALLED LOCATION...



AND LOCAL AMENITIES



SPACE TO SUIT ALL REQUIREMENTS...



THE PARK

- Over 600,000 sq ft of modern industrial space within a single ownership allowing coordinated estate management
- Spectrum of sizes from 3,000 - 60,000 sq ft to suit most requirements
- High quality landscaped environment
- On site Security, CCTV and Park Manager
- On site Café and Restaurant



& GOOD NEIGHBOURS TOO!

JOIN A STRONG TENANT LINEUP INCLUDING:



WHAT WE OFFER

- The right unit for the right user
- Competitive terms
- Pragmatic and flexible approach to lettings
- Active estate management

LEASE TERMS

Units are available on new full repairing and insuring leases for a term to be agreed. The landlord will consider a wide range of leasing arrangements and incentive packages depending on tenant's individual circumstances.

EPC

Energy Performance Certificates are available for units on request.

FURTHER INFORMATION

For further information or to arrange viewings please contact the letting agents:



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