

REFURBISHED



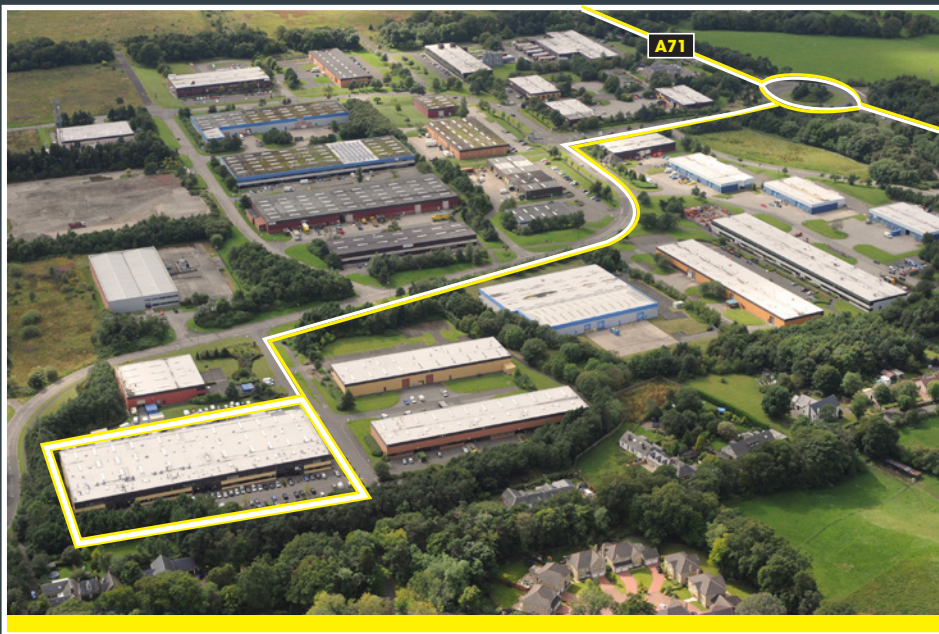
FOR SALE / TO LET

Cochrane Square, Brucefield Industry Park
Livingston EH54 9DR

High quality production facility
Self contained site

size 5,831.4 sq m (62,769 sq ft)





LOCATION

- 15 miles west of Edinburgh city centre and 30 miles east of Glasgow city centre
- Livingston is considered Scotland's most successful new town
- Home to a wide range of distribution, manufacturing and office occupiers
- One of Scotland's largest retail centres

DESCRIPTION

- Substantial stand alone self-contained manufacturing / warehouse unit
- Two storey office accommodation
- Ample car parking provision
- Goods vehicle access yard and delivery doors to the rear
- Power supply of up to 600 KVA with capacity to upgrade to 1200 KVA

ACCOMMODATION

The accommodation can be summarised as follows:

| Area | Sq M | Sq Ft |
|----------------------|---------------|---------------|
| Ground Floor Offices | 646.92 | 6,964 |
| First Floor Offices | 657.72 | 7,080 |
| Warehouse | 4527 | 48,725 |
| Total | 5831.4 | 62,769 |

FURTHER INFORMATION

For further information and viewing arrangements please contact the joint letting agents, Ryden or Denwolf.

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0131 225 6612

Denwolf
0141 225 8555
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QUOTING TERMS

The property is available to lease or for sale and further information can be obtained by contacting the joint letting agents.

EPC

Available upon request.

RATEABLE VALUE

The property currently has a rateable value of £216,750

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