

LIVINGSTON EH54 9DH

AVAILABILITY SCHEDULE

UNITS FROM 3,000 TO 30,000 SQ FT

- REFURBISHMENT PROGRAMME RECENTLY COMPLETED
- HIGH QUALITY ENVIRONMENT
- COORDINATED ESTATE MANAGEMENT
- SITE SECURITY AND CAFÉ

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SELECTED UNITS

1 MACADAM SQUARE

27,695 SQ FT



- Detached unit with secure yard (0.75 acres)
- Separate parking fronting unit
- Full refurbishment ongoing including new office / WC accommodation

6 & 7 HUTTON SQUARE

12,346 / 12,516 SQ FT



- Potential to combine to provide 24,862 sq ft
- Mezzanine area above offices
- Recently refurbished

1 COCHRANE SQUARE

10,879 SQ FT



- Two-storey offices to front of unit
- 6m minimum eaves
- Recently refurbished

6 MAXWELL SQUARE

9,325 SQ FT



- Recently refurbished
- Large external yard
- Easy to access

SELECTED UNITS

7 RUTHERFORD SQUARE 3,083 SQ FT





- Highly visible location to front of estate
- 100% business rates relief for qualifying tenants
- Large communal yard to rear of unit

3 BREWSTER SQUARE 3,045 SQ FT



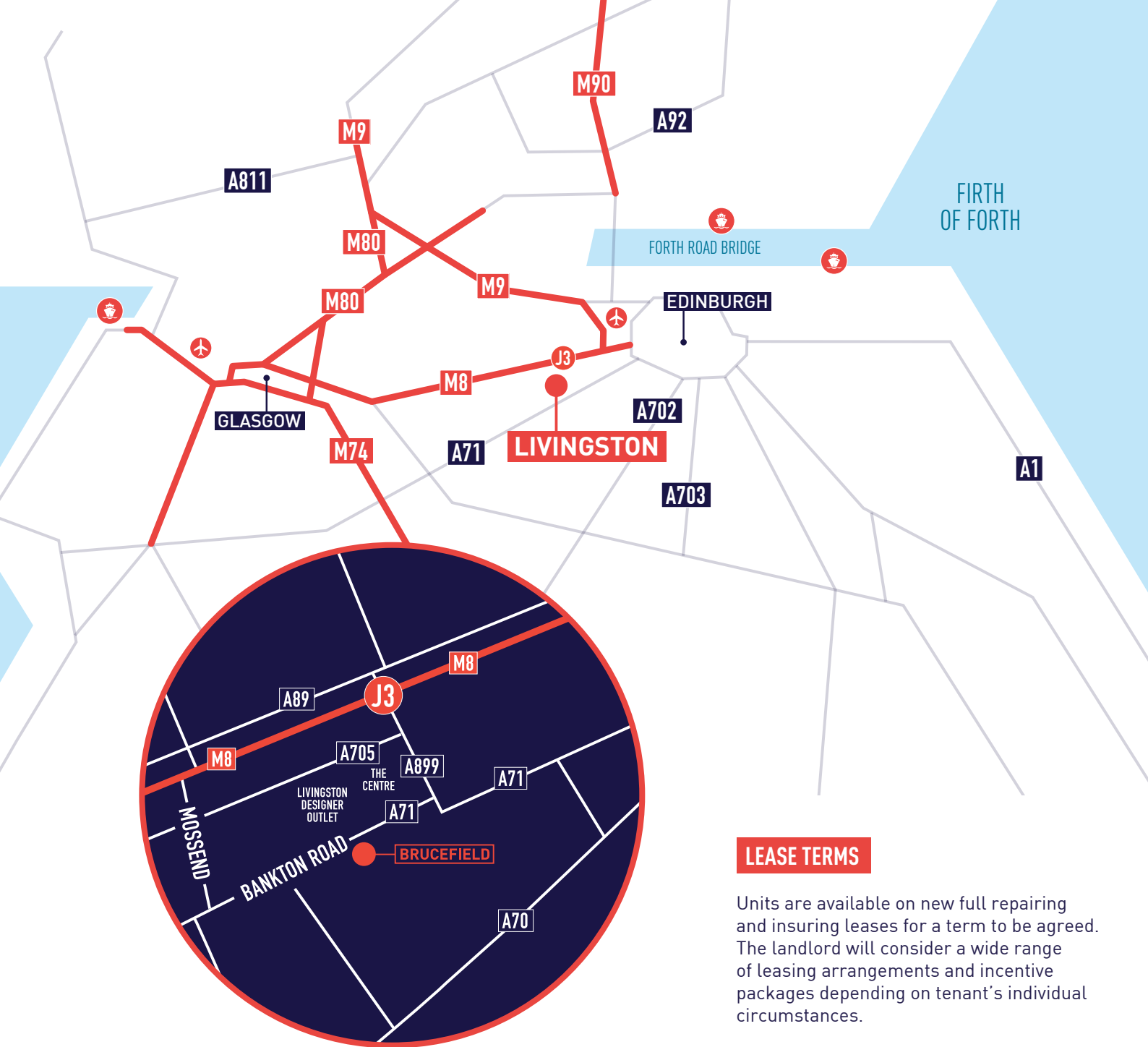


- High quality mid terrace unit
- Glazed front office entrance
- Great circulation space to rear loading

CURRENT AVAILABILITY

*SBBS - Property qualifies for Small Business Bonus Scheme
<https://www.mygov.scot/business-rates-relief/small-business-bonus-scheme/>

UNIT	AREA (SQ FT)	ASKING RENT	SERVICE CHARGE 2019/20	INSURANCE 2019/20	RATEABLE VALUE	RATES PAYABLE	COMMENTS
7 Rutherford Square	3,083	On Application	£1,489	£536	£13,400	£6,566	Under Offer
3 Brewster Square	3,045	On Application	£1,471	£536	£13,200	£6,468	Prominent position in estate. *SBBS
5 Cochrane Square	7,741	On Application	£2,988	£1,296	£25,500	£12,495	End terraced unit.
6 Maxwell Square	9,325	On Application	£4,484	£1,393	£44,600	£21,854	Large service yard which can be can be dedicated.
8 Maxwell Square	9,340	On Application	£4,512	£1,476	£38,900	£19,061	Large private fenced yard area to side of unit in additional to substantial communal yard to rear.
1 Maxwell Square	9,415	On Application	£4,548	£1,473	£35,800	£17,542	Office & kitchen facilities included.
1 Cochrane Square	10,879	On Application	£4,497	£1,718	£49,700	£24,353	Two storey offices. Recently refurbished.
6 Hutton Square	12,346	On Application	£5,964	£1,836	£45,900	£22,491	Potential to combine with Unit 7. Recently refurbished.
7 Hutton Square	12,516	On Application	£6,046	£1,836	£45,900	£22,491	Under Offer
1 MacAdam Square	27,695	On Application	£13,380	£3,584	£118,000	£60,888	Substantial, stand-alone unit with large yard. Refurbishment ongoing.



WHAT WE OFFER

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

Denwolf
 0141 225 8555
 www.denwolf.co.uk

Grant Scrimgeour
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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:

Colliers
 INTERNATIONAL
 0131 240 7500

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