Mileway

LIVINGSTON

Dunlop Square

Newly refurbished
Industrial and Warehouse unit
10,385 sq ft
- **Available To Let**

Dunlop Square

- Newly refurbished internally and externally
- Adjacent to J3A of M8 motorway
- Secure 24/7 access
- Clear eaves height – 6m
- Ample parking and dedicated yard areas

Newly refurbished Industrial and Warehouse unit 10,385 sq ft.
Available To Let

Dunlop Square is home to 11 high-spec units offering flexible floor space with two-storey office areas, ample parking and dedicated rear yards. All available units have been refurbished to a high standard internally and externally including new overclad roofs.

Located just off J3A of the M8 motorway the estate is a prime last mile logistics location with great access to the Central Belt with Edinburgh and Glasgow both able to be reached within a 35-minute drive.

Nearby occupiers include Tesco, DHL, Nisa and Schuh.
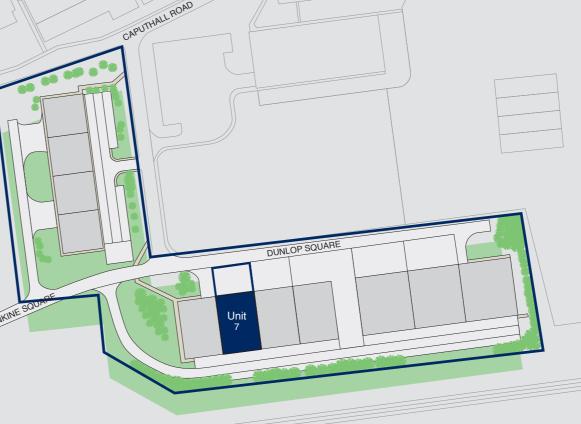
- Newly refurbished
- Adjacent to J3A of M8
- Ample parking
- Secure 24/7 access
- Clear eaves height - 6m
- Natural light
- Two-storey office
- DDA compliant

Siteplan

Accommodation

Unit	sq m (GIA)	sq ft (GIA)	Private Yard
Unit 7	965	10,385	Yes
Total	965	10,385	

Dunlop Square, Deans Ind Estate offers best-in-class, flexible floorspace with refurbished warehouse and office accommodation for customers including logistics providers, online retailers and manufacturers.

Mileway are the leading last mile logistics real estate company in Europe and own 32 units across the wider estate at Dunlop Square, Lindsay Square, Elphinstone Square and Manson Square.

Key Features

- Newly refurbished internally and externally
- Adjacent to J3A of M8 motorway
- Secure 24/7 access
- Clear eaves height - 6m
- Ample parking and dedicated yard areas
- Two-storey office accommodation
- DDA compliant
- Natural light to warehouse and offices areas

Dunlop Square

Deans Industrial Estate, Livingston EH54 8SB

Terms

Available on new full repairing and insuring leases. Energy Performance Certificates (EPCs) are available upon request.

Viewing / Further Information

Colliers
0131 240 7500
colliers.com/uk/industrial

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Mileway

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Mileway

Location

The location is second to none with exceptional transport links to the Central Belt including Edinburgh and Glasgow.

By Road

J3A of the M8 motorway is adjacent to the estate.

Approx driving times:
Livingston 8 minutes
Edinburgh 30 minutes
Glasgow 35 minutes

By Rail

Livingston North Station. Regular service from Edinburgh and Glasgow.

2.5 miles from Deans Ind Estate
8 minutes

By Air

Edinburgh Airport
Over 150 destinations worldwide as well as increasing cargo capacity.

12 miles from Deans Ind Estate
18 minutes

Sat Nav: EH54 8SB

Dunlop Square