

# ELIBURN INDUSTRIAL PARK

LIVINGSTON • WEST LOTHIAN • EH54 6GR

**TO LET**  
NEW INDUSTRIAL UNITS

**FROM 106 SQ M (1,145 SQ FT) TO 646 SQ M (6,954 SQ FT)**

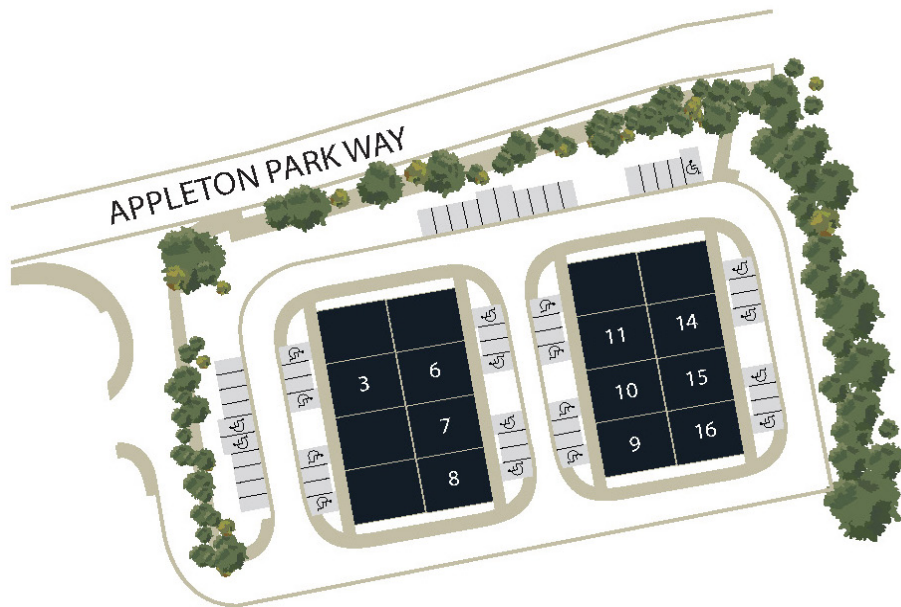
[www.gladman.co.uk/industrial-eliburn](http://www.gladman.co.uk/industrial-eliburn)



## DESCRIPTION

The Industrial Park will have an independent access directly from Appleton Parkway. The development will comprise starter units, constructed from steel portal frame, incorporating cladding and insulated roof panels.

Units can be taken individually, or combined, to suit a variety of size requirements. There is also an adjacent 1.2 acre (0.48 ha) plot available to purchase allowing for a bespoke unit of circa 20,000 sq ft (1,858 sqm)



Building	Gross sqm	sqft	Parking
Unit 3	106	1145	1 Dis + 2 Std
Unit 6	106	1145	1 Dis + 2 Std
Unit 7	106	1145	1 Dis + 2 Std
Unit 8	110.3	1187	1 Dis + 2 Std
Unit 9	110.3	1187	1 Dis + 2 Std
Unit 10	106	1145	1 Dis + 2 Std
Unit 11	106	1145	1 Dis + 2 Std
Unit 14	106	1145	1 Dis + 2 Std
Unit 15	106	1145	1 Dis + 2 Std
Unit 16	110.3	1187	1 Dis + 2 Std

## SPECIFICATION

- Manually operated roller shutter door
- Double glazed pedestrian access door
- Floor loading of 25kN/sq.m
- Connections to mains drainage networks, gas, water, power and telecoms at building entrance
- Externally the road yard is tarmac with car parking spaces constructed of block paviors
- Landscaped areas and open space are provided within the development
- 5m eaves height
- Insulated floor slab and roof



## OCCUPIERS:

1	Provident Financial Management	6	Ethicon
2	Gladman Developments	7	W.L. Gore & Associates
3	Fibre Photonics	8	Lloyds Banking Group
4	Gen-Probe	9	Sky Television
5	Atos Origin	10	Palletways

### Eliburn Industrial Park Occupiers:

Shine Cleaning Solutions | Knightsridge Garage | Marionville Models



## RATES

The occupier will be responsible for rates payable on the units. Further information is available from [www.saa.gov.uk](http://www.saa.gov.uk). The buildings will be assessed on completion.

## LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

## VAT

All figures are quoted exclusive of, but will be liable to, VAT.

## SERVICE CHARGE

The common areas within the park will remain in the ownership of Gladman Estate Management. Each occupier will be responsible for the maintenance of these areas through the payment of a service charge. Indicative costs can be provided on request.

## TERMS

The buildings are available to lease on a full repairing and insuring basis. Rental information available on request from the joint agents or Gladman Developments.



INDICATIVE MASTER PLAN

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## LOCATION

Elburn Park is located at Appleton Parkway close to J3 and 3A of the M8 motorway and to the north west of Livingston town centre.

From the east the scheme is accessed via J3 then the A899 (Livingston Road), turning right at the Cousland junction and following Cousland Road until the right hand turn off for Appleton Parkway.

From the west, the scheme is accessed via J3A and following the A779 (Starlaw Road), the A705 (Simpson Parkway) and turning left onto Appleton Parkway.

## TRAVEL TIMES

Destination	miles	mins
Livingston Town Centre	0.8	5
Edinburgh International Airport	11	22
Edinburgh City Centre	15	30
Glasgow	31	43
Newcastle	118	2 hr 50
Manchester	220	3 hr 58
Leeds	217	4 hr 15

## FURTHER INFORMATION AND VIEWING

For further information or an appointment to view the premises please contact Gladman Developments or their appointed agents JLL and GVA James Barr.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. November 2015.

CONTACT:



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