Units to let from 699 sq m (7,530 sq ft)

- Easy access to J3A of the M8 motorway
- Good quality refurbished modern warehouses suitable for a wide range of occupiers within Use Classes 4, 5 & 6
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ipif.com/deans
**Location**

Livingston is one of Scotland’s principal distribution, warehousing and technology centres, situated between Junctions 3 and 3A of the M8 motorway, in the heart of the Central Belt. Edinburgh lies circa 16 miles to the east, whilst Glasgow is 32 miles to the west.

Deans Industrial Estate is accessed via Junction 3A of the M8 and is a key strategic location for many major distribution and industrial businesses.

Key occupiers in the vicinity include Tesco, Business Post, DHL Express, Pet Planet, Schuh and Kinnarps. IPIF own a number of units within Deans, as shown on the aerial photograph and estate plans.

**Description**

The units comprise 1980’s terraces with offices constructed of steel portal frame with profile metal cladding, internal block work walls to dado level, with profile metal roofs incorporating translucent roof lights.

The units provide warehouse/workshop areas with single or two storey offices, WC’s and kitchen or tea prep areas, depending on the unit.

The specification varies in each unit but broadly comprises the following:

- Minimum eaves height from circa 5.65M
- 3 phase power and mains gas supplies
- Gas central heating to offices
- Sodium fitment or fluorescent strip lighting
- Translucent roof panels providing natural daylight
- Electric or manually operated roller shutter
- Vehicle access
- Refurbished offices
- Male & female WC and staff facilities

**Planning**

Deans Industrial Estate was developed to a Masterplan in the 1980’s by Livingston Development Corporation. It provides a traditional, general needs industrial estate comprising a range of warehousing, industrial, and office uses falling within planning Use Classes 4, 5 and 6.

For more information please log onto www.westlothian.gov.uk

**VAT**

The estate is elected for Value Added Tax and all figures quoted are exclusive of VAT.

**Terms**

The units are offered on new full repairing and insuring leases direct from the Landlord, IPIF, incorporating upwards only rent reviews, for a minimum 2 year term.

Consideration will be given to flexible leases depending upon financial terms, covenant strength and other checks.

Details of rents and any incentives are available upon request from the agents.

**Units to let**

from 699 sq m (7,530 sq ft)
### Unit 6

976 sq m (10,507 sq ft)

**Description**

Unit 6 comprises a modern mid terrace warehouse of steel portal frame construction with profile insulated cladding beneath a pitched roof which incorporates translucent roof panels.

The unit also contains refurbished 2 storey office accommodation which is predominantly open plan with some meeting space. The offices benefit from suspended ceilings, carpeted floors, painted and plastered walls. The warehouse benefits from a minimum 5.6m eaves rising to 7.6m, sodium fitment lighting and a single drive in manual roller shutter door. There is a vehicle loading area to the rear and male and female WC’s situated to the front. There is ample, demised car parking located at the front of the building.

**Amenities**

- Minimum eaves from 5.6m
- Sodium fitment lighting
- 3 phase power

**Accommodation**

<table>
<thead>
<tr>
<th>Unit 6</th>
<th>Sq M</th>
<th>Sq Ft</th>
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</thead>
<tbody>
<tr>
<td>Offices</td>
<td>187</td>
<td>2,010</td>
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<tr>
<td>Warehouse</td>
<td>789</td>
<td>8,497</td>
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<tr>
<td>Total</td>
<td>976</td>
<td>10,507</td>
</tr>
</tbody>
</table>

Energy Performance Certificate: E+

### Unit 7

1,075 sq m (11,575 sq ft)

**Description**

Unit 7 comprises a modern mid terrace warehouse of steel portal frame construction with profile insulated cladding beneath a pitched roof which incorporates translucent roof panels. The unit also contains refurbished 2 storey office accommodation which is predominantly open plan with some meeting space. The offices benefit from suspended ceilings, carpeted floors, painted and plastered walls.

The warehouse benefits from a minimum 5.6m eaves rising to 7.6m, sodium fitment lighting and a single drive in manual roller shutter door. There is a vehicle loading area to the rear and male and female WC’s situated to the front. There is ample, demised car parking located at the front of the building.

**Amenities**

- Minimum eaves from 5.6m
- Sodium fitment lighting
- 3 phase power

**Accommodation**

<table>
<thead>
<tr>
<th>Unit 7</th>
<th>Sq M</th>
<th>Sq Ft</th>
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</thead>
<tbody>
<tr>
<td>Offices</td>
<td>444</td>
<td>4,779</td>
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<tr>
<td>Warehouse</td>
<td>631</td>
<td>6,792</td>
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<tr>
<td>Total</td>
<td>1,075</td>
<td>11,575</td>
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</table>

Energy Performance Certificate: E
Description
Mid terrace warehouse of steel portal frame construction with profile insulated cladding beneath a pitched roof with translucent roof panels. The unit contains a two storey office section with carpeted floors trunking and suspended ceilings. The offices are predominantly open plan on the top floor with an open section leading to warehouse off the reception on the ground floor. The warehouse benefits from a minimum eaves height of 5.76 m and a manual roller shutter leading to a loading area at the unit’s north elevation. There is substantial parking to the south elevation of the unit. The unit also benefits from mains utilities including a 3 phase power supply. The unit is currently undergoing refurbishment.

Highlights
• Rear loading area to north elevation of the unit
• Ample parking to front and side
• Extensive refurbishment planned

Accommodation
<table>
<thead>
<tr>
<th>Unit 7</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>211</td>
<td>2,271</td>
</tr>
<tr>
<td>Warehouse</td>
<td>768</td>
<td>8,267</td>
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<tr>
<td>Total</td>
<td>979</td>
<td>10,538</td>
</tr>
<tr>
<td>Energy Performance Certificate</td>
<td>D</td>
<td></td>
</tr>
</tbody>
</table>
**Unit 11** 699 sq m (7,530 sq ft)

**Description**

Mid terrace warehouse of steel portal frame construction with profile insulated cladding beneath a pitched roof with translucent roof panels. The unit contains a two storey office section with carpeted floors, trunking and suspended ceilings. The offices are predominantly open plan on the top floor with a reception area and meeting space on the ground floor. The warehouse benefits from a minimum eaves height of 5.76 m and a manual roller shutter leading to a loading area at the unit’s north elevation. There is substantial parking to the east elevation of the unit. The unit also benefits from mains utilities including a 3 phase power supply. The unit is currently undergoing refurbishment.

**Highlights**

- Rear loading area to west elevation of the unit
- Ample parking to front and side
- Extensive refurbishment planned

**Accommodation**

<table>
<thead>
<tr>
<th></th>
<th>Sq M</th>
<th>Sq Ft</th>
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</thead>
<tbody>
<tr>
<td>Offices</td>
<td>210</td>
<td>2,266</td>
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<tr>
<td>Warehouse</td>
<td>489</td>
<td>5,264</td>
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<tr>
<td>Total</td>
<td>699</td>
<td>7,530</td>
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</table>

**Energy Performance Certificate** D

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**Unit 7** 873 sq m (9,404 sq ft)

**Description**

Unit 7 is constructed of a steel portal frame with profile steel cladding and block work walls. The unit has a pitched roof which incorporates roof lights. The unit has an office area when you first enter the property and has a large warehouse area with gas blower heaters, high bay sodium lighting and a manual roller shutter door. There is a small kitchen area near the entrance/reception area with toilets. The office is carpeted, plastered and painted, and also includes Category 2 lighting. The property still requires some refurbishment. The landlord is currently undertaking this at this time.

**Amenities**

- Minimum Eaves Height 5.75m
- 3 phase power and mains gas supply
- To be refurbished

**Accommodation**

<table>
<thead>
<tr>
<th></th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>122</td>
<td>1,317</td>
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<tr>
<td>Warehouse</td>
<td>751</td>
<td>8,087</td>
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<td>Total</td>
<td>873</td>
<td>9,404</td>
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</table>

**Energy Performance Certificate** TBC

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**EH54 8SB** Dunlop Square

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**EH54 8RL** Lindsay Square
Description

Unit 8 is constructed of a steel portal frame with blockwork walls and profile steel cladding beneath a pitched roof, incorporating translucent roof lights. The unit comprises a clear warehouse area with gas blower heaters, high bay sodium lighting and manual roller shutter food. There are WC’s in both the warehouse and the office area, a kitchen and entrance vestibule. The office has carpeted floors, plastered and painted walls and ceilings with category 2 lighting and convection heaters.

Amenities

- Minimum Eaves Height 5.75m
- 3 phase power and mains gas supply
- AC/ heating units in offices

Accommodation

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>545.3</td>
<td>5,870</td>
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<tr>
<td>Warehouse</td>
<td>327.7</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>873</strong></td>
<td><strong>9,397</strong></td>
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Energy Performance Certificate: E+