

TO LET



1,091 - 3,322 SQ FT

MODERN WORKSHOP/INDUSTRIAL UNITS TO LET

ELIBURN INDUSTRIAL ESTATE

APPLETON PARKWAY | LIVINGSTON | EH54 6GQ

 www.eliburnindustrialestate.co.uk



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DESCRIPTION

Eliburn Industrial Estate provides 45,399 sq ft of modern workshop and industrial space across 29 units. The original scheme comprises 16 units arranged in four terraces, ranging from 1,150 sq ft to 1,178 sq ft.

Northern Trust has added a further 13 units, providing 26,753 sq ft of additional space. These are arranged across three terraced blocks, ranging from 1,091 sq ft to 3,322 sq ft. Blocks A & B form facing terraces with a central shared forecourt, while Block C comprises two semi-detached, trade counter-style units of 2,906 sq ft each.

The units are built to a high specification, along with dedicated car parking to the front, and generous communal circulation space.



KEY FEATURES



**3 Phase
Electricity**



**On-Site
Car Parking**



**Excellent
Transport Links**

SITE PLAN

For current availability please visit the dedicated website

www.eliburnindustrialestate.co.uk





LOCATION

Eliburn Industrial Estate is located within Eliburn Park on Appleton Parkway, close to Junctions 3 and 3A of the M8 motorway and approximately 1 mile north west of Livingston town centre. The estate occupies an established commercial location with excellent connectivity.

Livingston lies approximately 16 miles west of Edinburgh and 34 miles east of Glasgow, strategically positioned within Scotland's Central Belt with direct access to the M8. The town is a key distribution, warehousing and high-tech location, with Edinburgh Airport approximately 12 miles to the east and Glasgow Airport 45 miles to the west. Livingston is also served by two railway stations, Livingston North and Livingston South, providing further transport links.



GOOD NEARBY AMENITIES



TERMS

There are a range of flexible leasing options available. For further details, please contact us.

EPC

Copies of EPC certificates are available upon request.

VIEWING & FURTHER INFO

To arrange a viewing and to discuss your requirements, please contact us on the details below.

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