

**Mileway**

# Brucefield Industry Park Livingston

Available to Let

Warehouse

3,142 - 6,320 sq ft ( 292 - 587 sq m )

UNIT  
2

Refurbished unit



On-site parking



5 m eaves height



Security on site



Internal office



Roller shutter door



# Brucefield Industry Park

Livingston EH54 9DH



## Description

Brewster Square consists of three terraces of circa 3k sq ft units, located to the front of the estate, offering pedestrian access to the front, roller door access to the rear and shared yard space. Each unit benefits from 5m clear eaves in the warehouse as well as internal offices and WC's. The estate has onsite security and amenities including a café, full-service bar & restaurant.

## Location

Located in Livingston near the M8 motorway, the estate is a prime last mile logistics location with great access to the Central Belt and the cities of Edinburgh and Glasgow. Large occupiers on the estate include Move Fresh, Snag Group, Romold, and Flexiform.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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**Denwolf Asset Management**  
 Grant Scrimgeour  
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 0141 225 8555

## VAT

VAT will be payable where applicable.

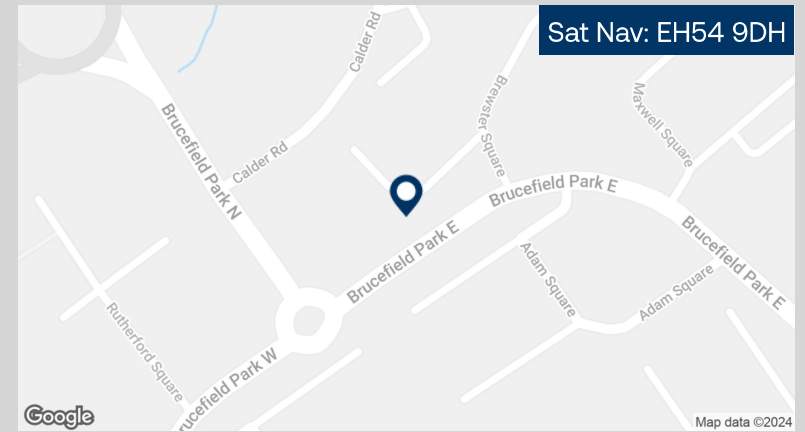
## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**Colliers**  
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 2 Brewster Square	Warehouse	3,178	295	Immediately	£2,210 PCM
9 Brewster Sq	Warehouse	3,142	292	Immediately	£2,210 PCM
Total		6,320	587		

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