



To Let

Unit 305B
2,840 sq.ft. (263.84 sq.m.)

Location

Livingston is located at the heart of Scotland's Central Belt, approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.

The Centre extends to over 980,000 sq ft of prime retail space with key anchor tenants including **Marks & Spencer**, **Primark** and **Asda Walmart**. In turn The Centre attracts in excess of 1,250,000 visitors a month.

Together with the above, this part of the mall attracts high levels of footfall with nearby occupiers including **New Look**, **River Island**, **TopShop** and **Pandora**.

Description

Following subdivision the subjects will comprise a retail unit arranged over ground and first floors, extending to the following approximate net internal floor areas:

Ground Floor Area	1,700 sq.ft.	157.93 sq.m.
First Floor Area	1,140 sq.ft.	105.91 sq.m.
Total Floor Area	2,840 sq.ft.	263.84 sq.m.



the centre
LIVINGSTON

