



To Let

Unit 334
2,719 sq.ft. (252.59 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 Debenhams, Marks & Spencer and Asda Walmart. The Centre attracts in excess of 16 million visitors a year.

The subject unit is located in Phase 3 of the centre where nearby occupiers include **Marks & Spencer**, **Superdry**, **3 Store**, **Lush**, **JD** and **The Entertainer**.

Description

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

Ground Floor Area:	1,491 sq ft	138.51 sq m
First Floor Area:	1,228 sq ft	114.08 sq m



the centre
LIVINGSTON

