

LIVINGSTON EH54 9DH

AVAILABILITY SCHEDULE

UNITS FROM 3,000 TO 60,000 SQ FT

- RECENT REFURBISHMENT PROGRAMME
- HIGH QUALITY ENVIRONMENT
- COORDINATED ESTATE MANAGEMENT
- SITE SECURITY AND CAFÉ

brucefield.co.uk

SELECTED UNITS




5 RENNIE SQUARE 6,223 SQ FT








- Recently refurbished end terrace unit
- Very presentable space
- Good parking provision

5 HUTTON SQUARE 13,714 SQ FT

- Recently refurbished mid terrace unit
- Very presentable space
- Great storage / distribution unit

2 RENNIE SQUARE 39,882 SQ FT

- Recently refurbished
- Great logistics / storage unit
- Flexible lease can be offered

4 BREWSTER SQUARE 3,125 SQ FT





- Recently refurbished mid terrace unit.
- Glazed front office entrance
- Great circulation space to rear loading

1B YOUNG SQUARE 7,401 SQ FT





- Recently refurbished mid terrace unit
- Attractive office entrance overlooking car park
- Ground and 1st floor offices

4 DRUMMOND SQUARE 9,451 SQ FT





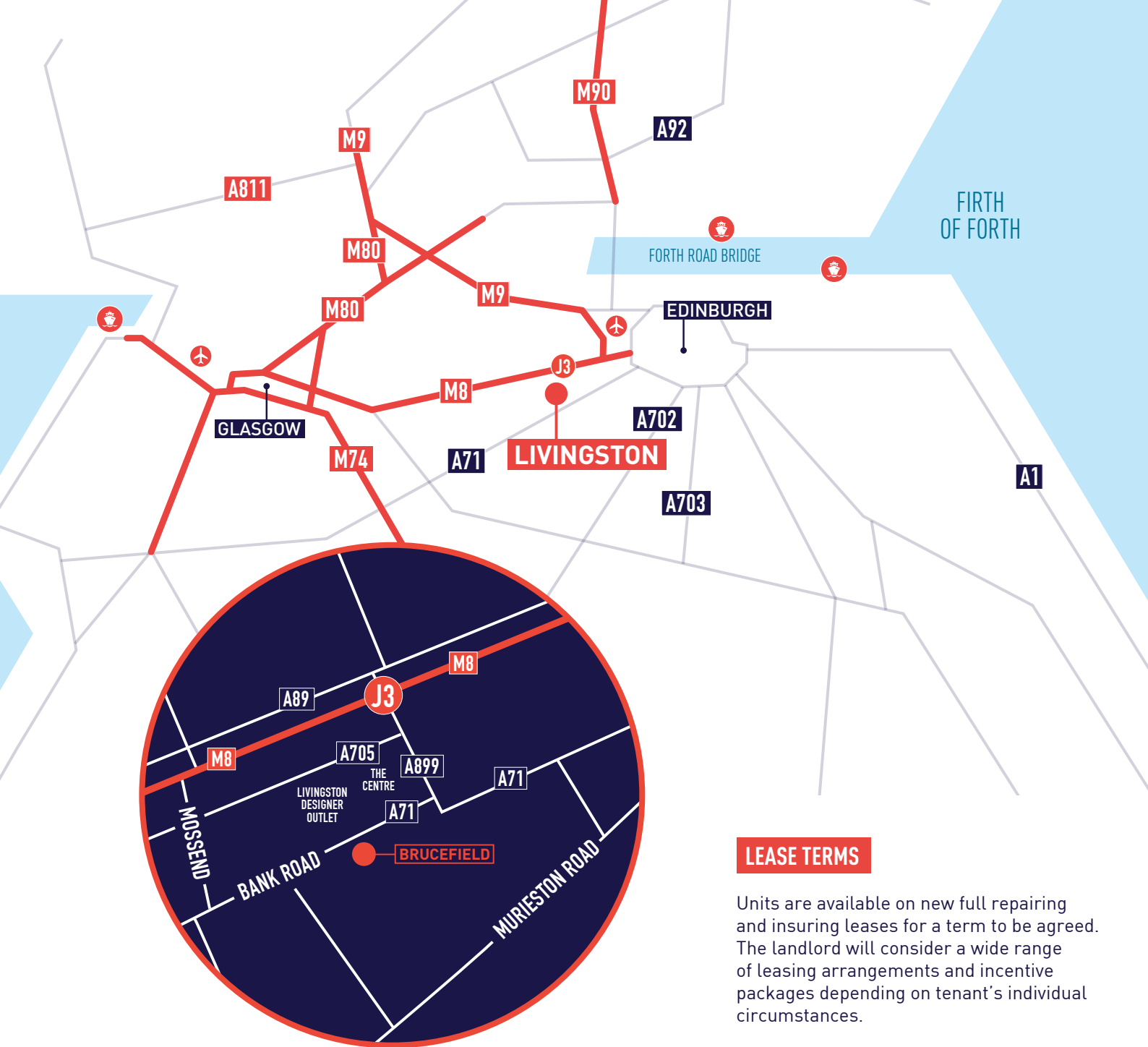
- Recently refurbished end terrace unit
- Very visible unit at front of estate
- Good circulation space to rear loading

CURRENT AVAILABILITY

| UNIT | AREA (SQ FT) | ASKING RENT | SERVICE CHARGE 2016/17 | INSURANCE - 2016/17 ESTIMATED | RATEABLE VALUE (BASED ON PROPOSED VALUES FROM APRIL 2017) | RATES PAYABLE (BASED ON PROPOSED RATES POUNDAGE FROM APRIL 2017) | COMMENTS |
|----------------------|--------------|----------------|------------------------|-------------------------------|---|--|--|
| 4 Brewster Square | 3,236 | On Application | £1,359 | £646 | £12,600 | £5,872 | Recently refurbished. *SBBS |
| 11 Brewster Square | 3,124 | On Application | £1,352 | £635 | £14,700 | £6,850 | Recently refurbished. *SBBS |
| 4 Drummond Square | 9,451 | On Application | £4,109 | £1,807 | £36,000 | £17,712 | Recently refurbished. *SBBS |
| 10 Rutherford Square | 3,206 | On Application | £1,397 | £656 | £13,300 | £6,198 | Recently refurbished. *SBBS |
| 1b Young Square | 7,401 | On Application | £3,285 | £1,451 | £30,900 | £14,399 | Recently refurbished. *SBBS |
| 1 Hutton Square | 18,315 | On Application | £7,962 | £3,586 | £70,600 | £34,735 | Large enclosed yard. |
| 3 Hutton Square | 13,980 | On Application | £5,381 | £2,341 | £53,400 | £26,273 | Possible budget storage space. |
| 5 Hutton Square | 13,714 | On Application | £5,377 | £2,341 | £49,700 | £23,160 | Recently refurbished. *SBBS |
| 1 Rennie Square | 26,074 | On Application | £10,814 | £4,632 | £89,500 | £44,034 | Possible budget storage space. |
| 2 Rennie Square | 39,882 | On Application | £16,298 | £6,945 | £118,250 | £58,179 | Recently refurbished. |
| 4 Rennie Square | 7,738 | On Application | £2,574 | £1,158 | £22,500 | £10,485 | Recently refurbished - Under Offer *SBBS |
| 5 Rennie Square | 6,223 | On Application | £2,644 | £1,190 | £24,000 | £11,184 | Recently refurbished - Under Offer *SBBS |

See links below on Rates Calculation and Small Business Bonus Scheme
<https://www.mygov.scot/business-rates-guidance/how-your-rates-are-calculated/>
<https://www.mygov.scot/business-rates-relief/small-business-bonus-scheme/>

*SBBS - Property qualifies for Small Business Bonus Scheme



WHAT WE OFFER

- The right unit for the right user
- Competitive terms
- Pragmatic and flexible approach to lettings
- Active estate management

LEASE TERMS

Units are available on new full repairing and insuring leases for a term to be agreed. The landlord will consider a wide range of leasing arrangements and incentive packages depending on tenant's individual circumstances.

EPC

Energy Performance Certificates are available for units on request.

FURTHER INFORMATION

For further information or to arrange viewings please contact the letting agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. February 2017.