

FOR SALE

DUE TO RELOCATION

PRIME INDUSTRIAL DEVELOPMENT SITE/INDUSTRIAL COMPLEX

1 DUNLOP/ARROL SQUARE
DEANS INDUSTRIAL ESTATE
LIVINGSTON, EH54 8SB

- Rare Freehold opportunity
- Total site area 23 acres (9.3 ha)
- Up to approximately 94,312 sqft
- Excellent access to the M8 motorway J3 & J3a

ON THE INSTRUCTIONS OF
BRITISH CAR AUCTIONS

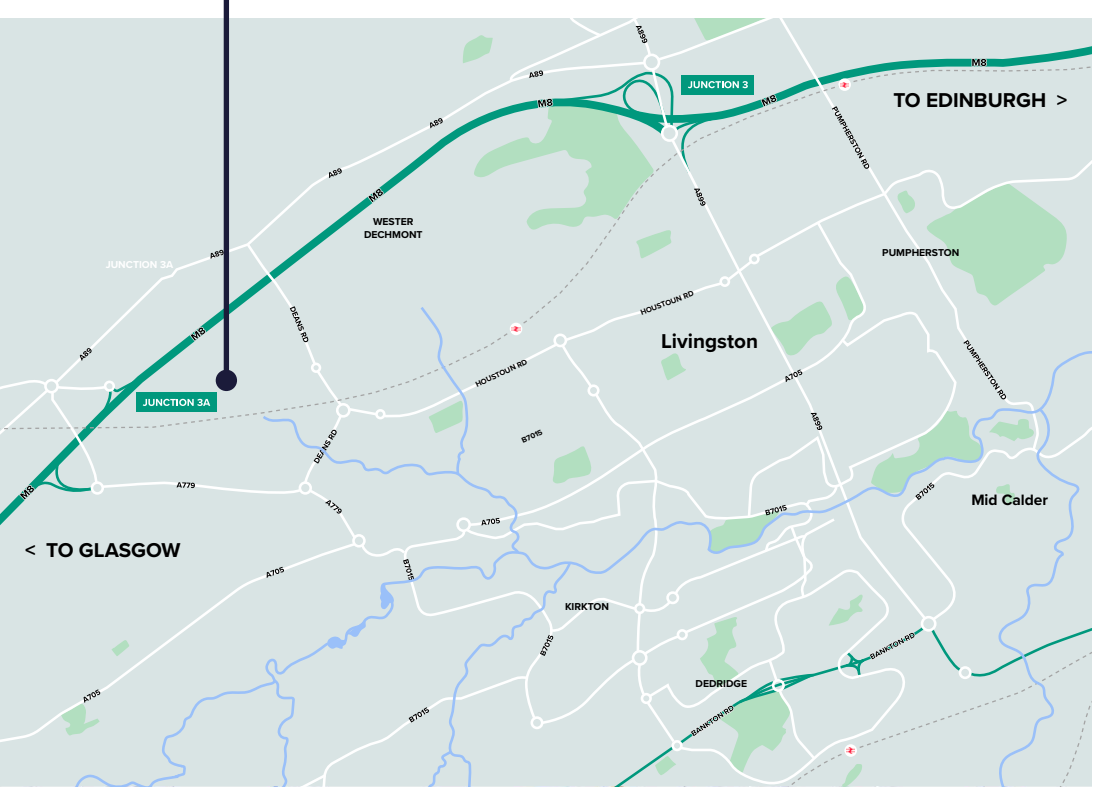


LOCATION

Livingston is located approximately 17 miles west of Edinburgh and 33 miles east of Glasgow in the Central Belt of Scotland. It is the administrative centre for West Lothian and the commercial focus of the local area. Other nearby towns include Bathgate, Uphall, Broxburn and East Calder.



1 DUNLOP SQUARE



COMMUNICATION

The town is located immediately south of the M8 motorway and therefore has excellent road communications to Edinburgh and Glasgow. The M8 links to the M9 (Stirling) and M90 (Perth/Dundee/Aberdeen) to the east, and also to the A720 (Edinburgh City Bypass). Livingston has two railway stations (Livingston North & Livingston South), together with an additional station nearby at Uphall. Livingston North and Uphall form part of the recently completed Airdrie to Bathgate line which now provides a link from Helensburgh (via Glasgow) to Edinburgh; the journey time between Glasgow and Edinburgh on this route is approximately 1 hour 15 minutes. Livingston South is on the Edinburgh to Glasgow Central line which accommodates most of the inter-city services and has a journey time between the two cities of approximately 1 hour 15-30 minutes.

Edinburgh Airport lies approximately 11 miles to the east of Livingston and Glasgow Airport is 43 miles to the west. Livingston is also served by various bus services.

SITUATION

The subjects are situated within the Deans Industrial Estate, south west of the Town Centre. It is a well-established location with local occupiers including SACIA, Schuh Retail, DHL/Nisa, Glen Turner Distillery and Tesco to name a few.

The site has a number of access points from Deans Road and Capuall Road.

The subjects have excellent communication links to the M8 via junction 3a to the west and junction 3 to the east.



Excellent road communications to Edinburgh and Glasgow



Approximately 11 miles from Edinburgh Airport and 43 miles from Glasgow Airport



Drive Times	
Glasgow	36 mins
Edinburgh	44 mins
Manchester	3 hrs 47 mins
Birmingham	4 hrs 58 mins
London	7 hrs 44 mins

DESCRIPTION & CONSTRUCTION

The subjects comprise a 23 acre Auction Mart which has operated for approximately 30 years.

The site benefits from a palisade security fence surrounding the demise. It is made up of a number of vehicle compounds with a mix of finishes, hardstanding, tarmacadam and concrete.



AUCTION HOUSE

The main auction house is of steel portal frame construction with profiled aluminium cladding and concrete floor.

The building houses a main reception, ground floor offices, café and WC facilities. There is a first floor open plan office that has been subdivided with glass partitioning. Generally these have a carpet tile floor covering and heating is by gas central heating. There is a suspended acoustic tile ceiling with integrated cat 5 artificial lighting. There are also WC facilities.

The warehouse is single pitched and has an eaves height of 6.6m. There are natural roof lights with supplementary lighting provided by florescent strip. There are 4 roller shutter door serving the building.

WAREHOUSE 1

This building consists of 4 bays. The building is of steel frame construction with trussed roof and single skinned asbestos cement corrugated cladding. There is brick work to 1.5m internally. There are loading doors serving the building on each elevation with 10 in total. Lighting is provide naturally both from the roof and clear wall panels and additional lighting from halogen units. The floor is of concrete construction. The eaves height is 7.8m

WAREHOUSE 2

This building consists of 3 bays. The building is of steel frame construction with trussed roof and single skinned asbestos cement corrugated cladding. There is brick work to 1.5m internally. There are 5 loading doors serving the building. Lighting is provide naturally from the roof and additional lighting from fluorescent strip lighting units. The floor is of concrete construction. The eaves height is 5m.

VARIOUS OUT BUILDINGS

There are two smaller standalone units situated next to Warehouse 1 & 2 respectively. These are both of portal frame construction with aluminium profile cladding. Both are of single bay design and eaves height of circa 4m. Both are served by 2 no. roller shutter doors.

There are also a number of security huts located across the property.

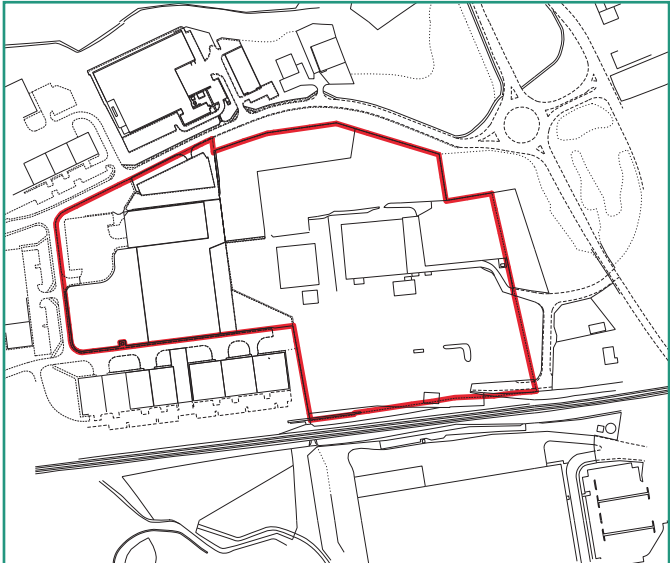


ACCOMMODATION

We have had an opportunity to undertake an onsite measurement of the buildings and report that the subjects have the following gross internal areas (GIAs).

ACCOMMODATION	AREA
Auction House GF	32,022 sqft
Auction House FF	4,305 sqft
Total	36,328 sqft
Warehouse 1	35,607sqft
Warehouse 2	16,856 sqft
Ancillary industrial	5,521 sqft
TOTAL	94,312 SQFT

SITE PLAN



TOWN PLANNING

The subjects benefit from planning consent for Sui Generis – sale and display of motor vehicles.

We believe the site will be suitable for alternative uses such as Classes 4,5 &6 of the Town & Country Planning (Scotland) Act 1997 subject to planning approval.

EPC

On application.

RATEABLE VALUE

The property is described as an auction mart with a Rateable Value of £337,500 effective from 1st April 2017.

VAT

All figures quoted are exclusive of VAT where applicable.

QUOTING TERMS

The subject are offered for sale – offers are being sought.

We strongly recommend that interested parties note interest in order to be informed of any closing date being set.

ANTI-MONEY LAUNDERING

Under both HMRC and RICS guidance, as property agents, we are obliged to undertake AML due diligence for the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction concluded.

VIEWING & FURTHER INFORMATION

Bryce Stewart
M: 07920 244 328
E: bryce.stewart@montagu-evans.co.uk

Andrew Veitch
M: 07826 947 321
E: andrew.veitch@montagu-evans.co.uk



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 representations or warranty whatever in relation to this property. Date of publication: **June 2022**