

TO LET

Ground and First Floor

4,104 sq.ft (381 sq.m)

15.4m
footfall

TO LET

TOTAL
4,104 sq.ft
(381 sq.m)

Over Ground & First Floors

EXTERNAL ACCESS AVAILABLE

Phase 3 Unit 309, The Centre, Livingston, EH54 6HR

- External Visibility with the ability to trade outside normal centre hours
- Suitable for Retail, Leisure or Food and Beverage use
- Key anchor tenants including Marks & Spencer, Primark, ASDA and Nando's

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,164	201
First Floor	1,940	180
TOTAL	4,104	381

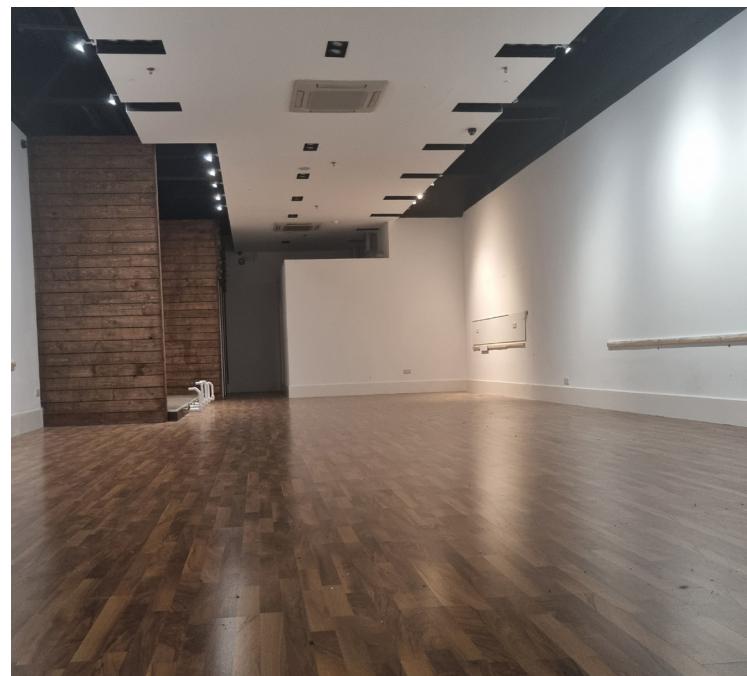
Description

The subjects comprise a retail unit arranged over ground and first floors, with mezzanine floor and lift shaft space.

The Centre extends to over 1 million sq ft of prime retail space with key anchor tenants including Marks & Spencer, Primark and Asda. 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 Waterstones, River Island, New Look and H&M. It benefits from circa 1,225,000 visitors a month.

Location

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.



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