

TO LET

First and Second Floor

52,959 sq.ft (4,920 sq.m)

EXCHANGED WITH HOLLYWOOD
BOWL ON GROUND FLOOR



*Indicative image

Phase 3 Unit 301, The Centre, Livingston, EH54 6HR

- 24/7 External Access
- Suitable for Retail, Leisure or Food and Beverage use
- Key anchor tenants including Marks & Spencer, Primark, ASDA and Nando's
- Ground Floor exchanged with Hollywood Bowl

15.4m
footfall

THE CENTRE

The Centre Livingston boasts 1 million sq.ft of retail and leisure space in the seat of Scotland's commercial heartland. With 166 stores, restaurants, cafés and state of the art leisure attractions it attracts a thriving catchment with an average annual household spend 6% above the Scottish average.



166

Stores, Restaurants,
Cafés & Leisure

15.4m

Annual Footfall

Areas (approx. NIA)	Sq.ft	Sq.m
First Floor	46,759	4344
Second Floor	6,200	575
TOTAL	52,959	4,920

Eaves Height

Main Sales Area

Floor to Soffit	5,870mm
Floor to underside of downstand beam	5,235mm

Storeroom

Floor to Soffit	5,500mm
Floor to underside of downstand beam	4,905mm

The following loading capabilities are provided in the first floor:

Imposed Load (including partitions): 7.5 kN/sq m

Finishes (75mm screed): 1.8 kN/sq m.

Suspended Ceilings & Services: 0.75 kN/sq m.

The following loading capabilities are provided in the Retailer's roof plant area:

Roof with plant: 7.5 KN/sq m.

Roof without plant (access loading only): 1.5 KN/sq m.

Roof plant areas and access routes allow for a point load of 4.5kN

Description

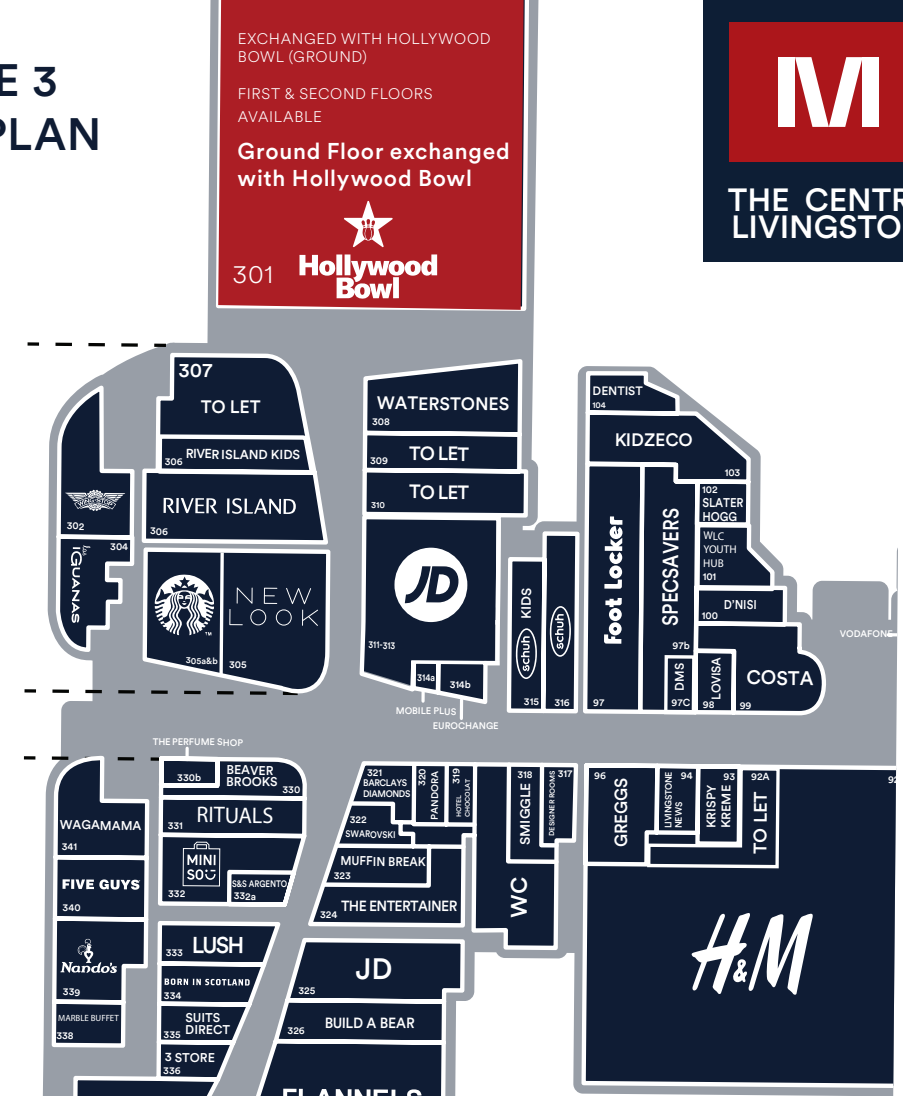
The subjects comprise a retail unit arranged over first and second floors, over ground floor unit of Hollywood Bowl.

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.

PHASE 3 SITE PLAN



EXCHANGED WITH HOLLYWOOD BOWL (GROUND)
FIRST & SECOND FLOORS AVAILABLE
Ground Floor exchanged with Hollywood Bowl



Indicative image

Rent

POA.

Rates

Rateable Value TBC. Rates Payable TBC. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

Electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge £275,578 per annum ex. Insurance £23,736 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Rating: D. Further information available upon request.

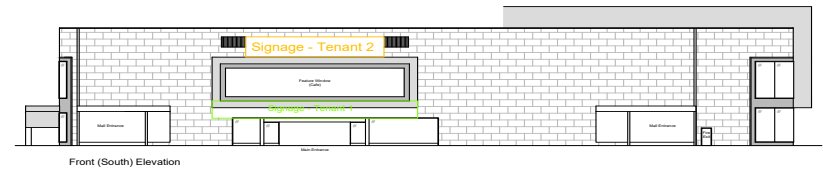
Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

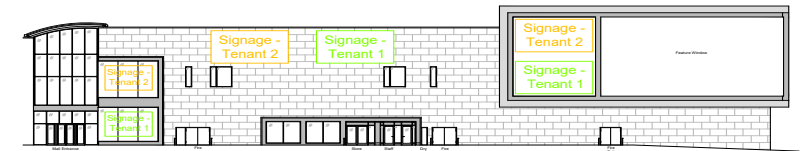
Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

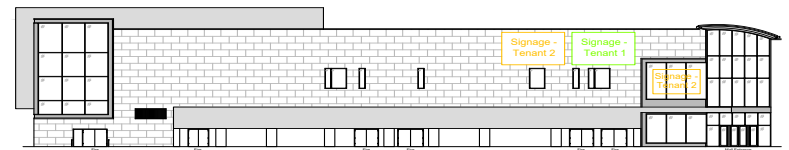
Tenant 2 Available



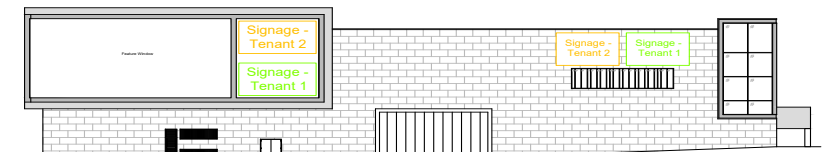
Front (South) Elevation



Side (East) Elevation



Side (West) Elevation



Rear (North) Elevation

Sat Nav: EH54 6HR
thecentrelivingston.com



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