

# TO LET

Ground Floor

3,533 sq.ft (110 sq.m)

15.4m  
footfall



Immediate Viewing Request 07843 560347

## Phase 1 Unit 32, The Centre, Livingston, EH54 6HR

- Ground Floor retail premises
- Adjacent to WH Smith
- Other nearby retailers include ASDA, Iceland, H Samuel, Primark and Poundland

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,343	217.67
First Floor	1,190	110.55
<b>TOTAL</b>	<b>3,533</b>	<b>328.22</b>

### Description

The Centre Livingston offers 7,200 car parking spaces. With key fashion anchors including Flannels, River Island, Primark, JD, M&S, H&M and Schuh, The Centre is the natural choice for the fashion-conscious shopper. This offer is bolstered by other popular retailers such as Boots, Superdrug and F&B outlets including Five Guys, Wagamama, Nando's, Subway and Greggs. It benefits from circa 1,166,666 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.





