

# FOR SALE

## 3 BAIN SQUARE

KIRKTON CAMPUS

LIVINGSTON  
EH54 7DQ



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**OFFERS IN EXCESS OF £1,225,000**

(9.25% NET INITIAL YIELD)

**MODERN HYBRID  
INDUSTRIAL/OFFICE  
INVESTMENT**

**1,137 SQ M (12,239 SQ FT)**



# 3 BAIN SQUARE

## PROPOSAL

Offers in excess of **£1,225,000 (One Million, Two Hundred and Twenty Five Thousand Pounds Sterling)**, exclusive of VAT.

A purchase at this level offers an attractive **net initial yield of 9.25%** & low capital value of £100 per sq ft, after allowing for standard purchasers' costs of 5.86%.

## EXECUTIVE SUMMARY

### 01

Rare opportunity to acquire a modern hybrid industrial/office investment within Scotland's Central Belt

### 02

Excellent connectivity to Scotland's Motorway network

### 03

Modern unit extending to 1,137 sq m (12,239 sq ft)

### 04

Let to PPL Training Ltd (03982955) on a lease expiring 10 March 2035

### 05

New 10 year lease with a break in year 5

### 06

FRI terms subject to a photographic schedule of condition +

### 07

Low passing rent of £120,000 per annum (£9.80 per sq ft)

### 08

Strong fundamentals for future rental growth capture

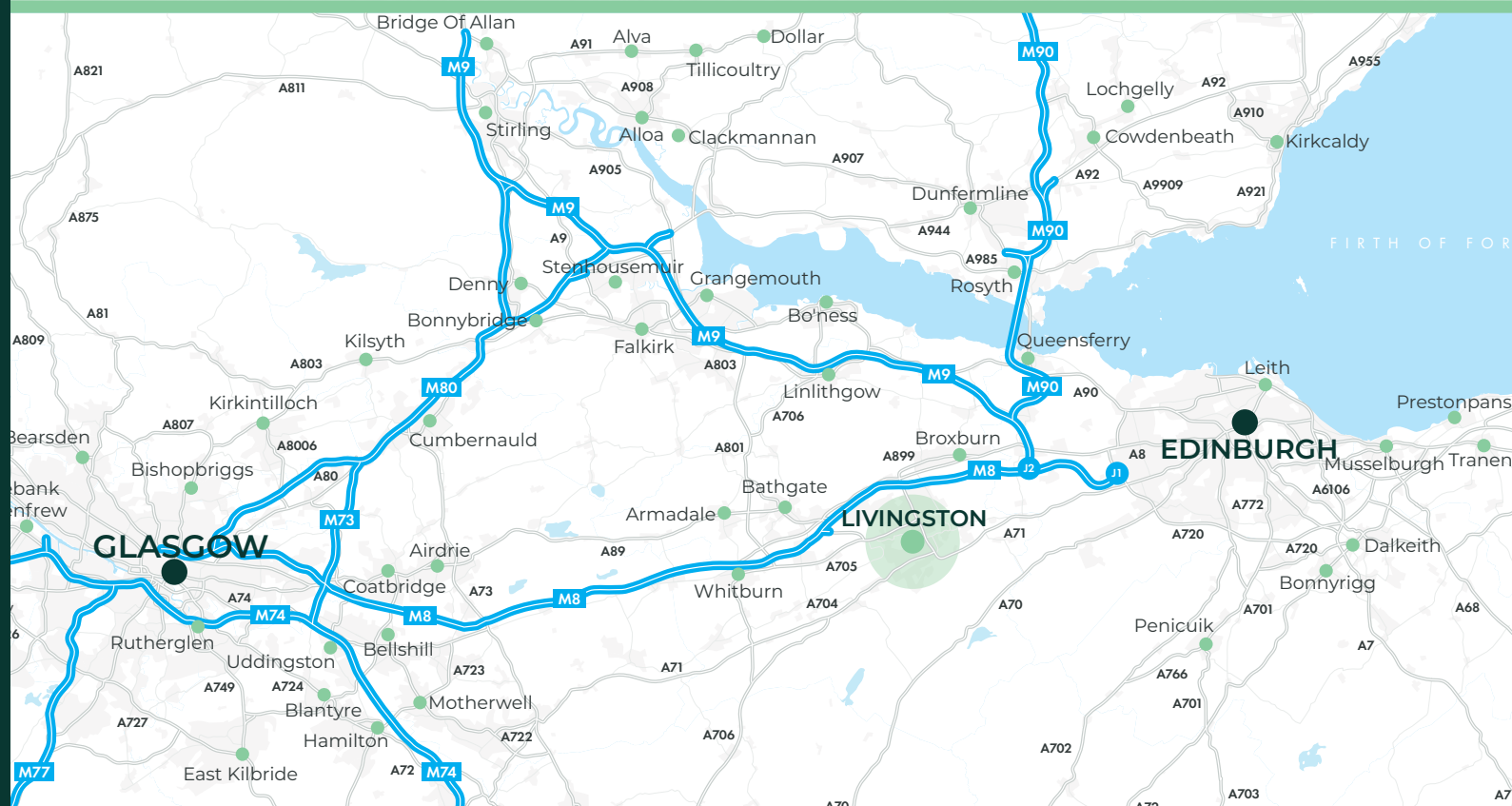
### 09

Over £400,000 spent by the tenant as part of a comprehensive refurbishment programme

### 10

The parent company, The Apave Group, with a turnover in excess of £1billion, acquired PPL Training in 2024





## LOCATION

Located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, Livingston is the largest town in West Lothian with a population in excess of 60,000 people.

Livingston is a well-established office location benefitting from easy access to Junctions 3 and 3A of the M8 motorway. There are also frequent bus and rail services connecting Edinburgh and Glasgow city centres.

## TRAVEL TIMES & DISTANCES

Livingston Town Centre:	4 mins	1.2 miles
Glasgow City Centre:	42 mins	32 miles
Stirling City Centre:	50 mins	37 miles
Edinburgh City Centre:	60 mins	17 miles

3 Bain Square is situated within Kirkton Campus, a well-established office district to the West of Livingston Town Centre.

Neighbouring occupiers include Edinburgh Instruments, St Ellens Day Hospital, Konica Minolta and Pfeiffer Vacuum.

The property is approximately 7 minutes' walk from Almondvale Town Centre and all amenities.



## CONNECTIVITY



Livingston benefits from excellent communications. The town is accessed via Junctions 3 and 3a of the M8 motorway, which links Edinburgh in the east with Glasgow in the west.

The A899 is to the east of the property and connects Livingston to the national motorway and trunk road network and links to the A71 to the south and A89 to the west.



Three Scotrail Mainline Rail stations supply Livingston: Uphall, Livingston North and Livingston South – providing passengers with regular local and national services.

There are direct services to Edinburgh (21 minutes) and Glasgow (58 minutes) from Livingston's stations.



Livingston is located approximately 10 miles west of Edinburgh International Airport which provides regular domestic services to London and the main UK airports, as well as flights to over 150 destinations worldwide.



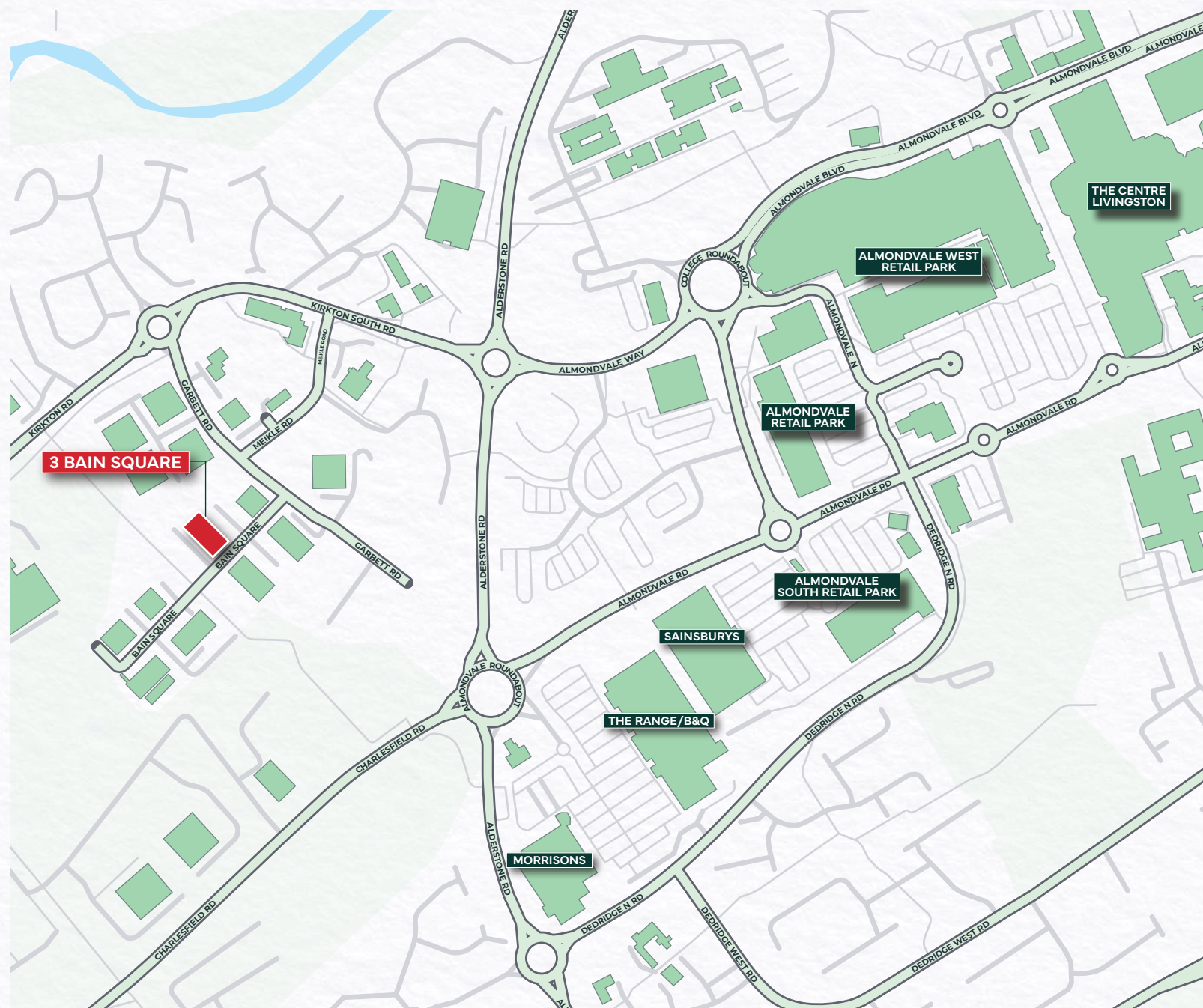




## DESCRIPTION

The subjects comprise a single storey, steel portal frame hybrid industrial/office pavilion in the popular business district of Kirkton Campus in Livingston.

The offices are configured around a central core containing training facilities, seminar rooms, ventilation testing facilities, mechanical assessment rooms, first aid room, canteen/staff area and WC facilities.



## SCOTTISH INDUSTRIAL MARKET

The Scottish industrial property market continues to demonstrate robust activity, driven by strong demand and limited supply across all key regions.

Prime industrial rents have seen sustained growth, particularly for modern, high-quality units, reflecting the ongoing appetite from occupiers in sectors such as logistics, e-commerce, and light manufacturing. Investment in the sector remains competitive, with a notable interest in assets offering long-term income potential and opportunities for speculative development to address the supply-demand imbalance.

In 2024, the Scottish industrial investment market experienced a notable rebound, with investment volumes for the sector reaching £359 million, significantly up from a five-year low of £292 million in 2023. This contributed to over £2 billion in total commercial property transactions across Scotland.

Prime industrial rents saw sustained growth throughout Scotland, hitting a record £16 per sq ft in Edinburgh, driven by historically low vacancy rates across the central belt. The greater Glasgow region has a vacancy rate of around 3% but if you remove obsolete stock from these statistics, the rate drops to 1.50%-2.00%.

Despite a challenging first half, the sector closed 2024 with strong fundamentals, attracting both domestic and international capital, anticipating further yield hardening throughout 2025.









# 3 BAIN SQUARE

## CONTACT



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## PRICE

Offers in excess of **£1,225,000 (ONE MILLION, TWO HUNDRED AND TWENTY-FIVE THOUSAND POUNDS STERLING)** are invited.

A purchase at this level reflects an attractive **9.25% Net Initial Yield** and £100 capital value per sq ft, after standard purchasers' cost of 5.86%.

## VAT

VAT has been elected and it is anticipated that the sale will be treated as a transfer of a going concern.

## TENURE

Heritable Interest (Scottish equivalent to English Freehold).

## AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding.

Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the regulations.



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