

FOR SALE

SITE AREA: 4.2 ACRES

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE

INCHMUIR ROAD,
WHITEHILL INDUSTRIAL ESTATE,
BATHGATE, WEST LoTHIAN EH48 2EP



Location

This land sits prominently at the entrance to Whitehill Industrial Estate in Bathgate, one of the main industrial areas in West Lothian.

Situated on the north side of Inchmuir Road, immediately to the east of United Central Bakeries and to the west (but not adjoining) The Cairn Hotel.

Whitehill Industrial Estate is within 5 minutes' drive of Junctions 3A and 4 of the M8 (Edinburgh-Glasgow) and selected drive times are as follows;

Edinburgh	30 minutes
Glasgow	30 minutes
Forth Road Bridge/ Queensferry Crossing	15 minutes
Dundee	1 hr 20 minutes
Aberdeen	2 hrs 30 minutes
Carlisle	2 hours

Description

The site is essentially rectangular in shape and fronts directly onto Inchmuir Road and backs onto the A7066 which links Livingston, Bathgate with Whitburn and the M8 junctions.

The site has good general accessibility by road and as said above, is well situated at the entrance to Whitehill Industrial Estate.

Site Area

We estimate the site area to be 4.2 acres.

Terms

The site is available to purchase. To ensure notification of a future closing date for offers, we would recommend that interested parties notify us of their interest in writing.

For confirmation of the asking price, please speak to the Ryden contacts noted below.

Planning

The site is allocated in the West Lothian Local Development Plan for employment purposes, Classes 4, 5 and 6.

Interested parties are advised to speak to West Lothian Council Planning Department direct for further information. Their Customer Service number is 01506 280000.

Viewing and Further Information

By contacting:

Ryden LLP, 7 Exchange Crescent, Edinburgh EH3 8AN

Neil McAllister

neil.mcallister@ryden.co.uk

Tel: 0131 473 3212

Finlay Miller

finlay.miller@ryden.co.uk

Tel: 0131 473 3210

Cameron Whyte

cameron.whyte@ryden.co.uk

Tel: 0131 473 3230

