

FOR SALE

Commercial Development Opportunity

Almond North, Livingston

EH54 7AB

North Site: 7.3 Ha (18 acres)

South Site: 17 Ha (42 acres)

Close Proximity to J3A of the M8

Suitable for a variety of commercial uses



DEANS INDUSTRIAL ESTATE

M8

STARLAW BUSINESS PARK

NORTH SITE

A705

KIRKTON CAMPUS

SOUTH SITE

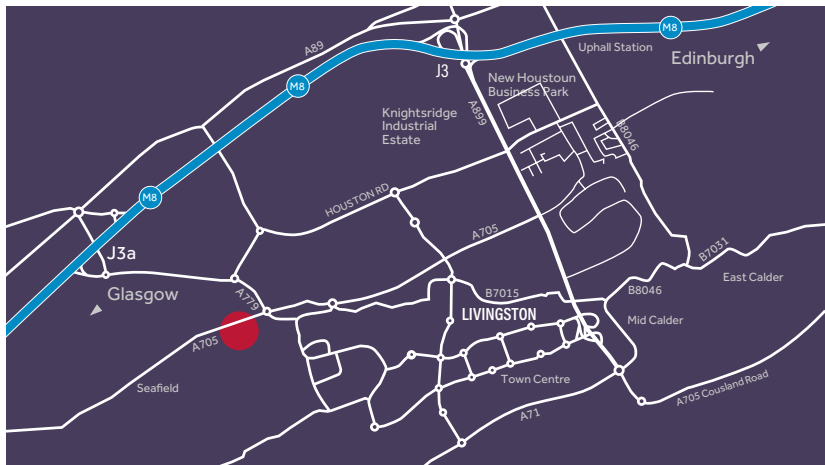
COMMERCIAL DEVELOPMENT OPPORTUNITY, Almond North, Livingston, EH54 7AB

LOCATION

The subjects are located in Livingston within the West Lothian district. Livingston is strategically situated to serve Scotland's central belt with Edinburgh approximately 15 miles East and Glasgow 30 miles West.

The town benefits from excellent transport links in the form of road infrastructure and public transport connections. The M8 motorway running directly adjacent to Livingston and is accessed via junctions 3 and 3A. The M8 is an arterial link between Edinburgh and Glasgow and links with the M9, M90 and Forth Bridges. Edinburgh airport is approximately 15 minutes drive away.

More specifically, the sites are located on the western edge of Livingston, situated between Starlaw Business Park and Kirkton Campus. The subjects front on to the A705 which connects Livingston with Blackburn to the West.



DESCRIPTION

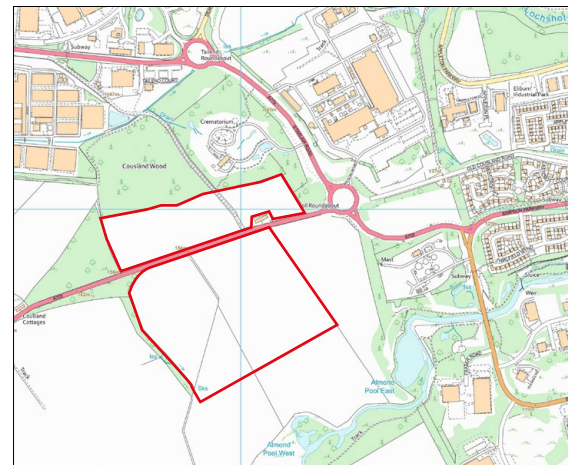
The A705 intersects the sites. The north site is roughly rectangular in shape bordered by woodland on the north and west elevations with the A705 directly to the south and additional land to the west.

The south site in contrast, is more of a square in shape and on a slight downward slope from north to south.

Both sites are currently farm land. Further information on services and ground conditions can be obtained from the sole agent.

SITE AREA

The North site totals 7.3 hectares (18 acres) and the South site is 17 hectares (42 acres).



PLANNING

The sites are identified in the West Lothian Local Development Plan 2018 as an employment site. Interested parties are advised to make their own enquiries with West Lothian Council Planning Department (01506 280 000).

TERMS

Offers are invited for our client's heritable interest in the site. Interested parties are advised to note their interest in writing so they can be kept up to date of any closing dates.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

FURTHER INFORMATION

Available through the sole agents

David Fraser
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