

DROVERS PARK

DEVELOPMENT SITE 0.66 HA (1.64 ACRES)
DROVERS ROAD, BROXBURN EH52 5ND



- ESTABLISHED BUSINESS LOCATION
- EXCELLENT MOTORWAY LINKS
- USE CLASSES 4, 5 & 6 AVAILABLE

LOCATION

The site is located within East Mains Industrial Estate, Broxburn. East Mains Industrial Estate, providing access to both the M8 and the M9, is approximately 5 miles to the west of Edinburgh airport and 6 miles east of Junction 3 of the M8.

Drovers Park is located off Drovers Road on the west side of the estate. The area is home to a number of high profile occupiers, including Glenmorangie and Fujitsu.

DESCRIPTION

This clear site extends to approx 0.66 ha (1.64 acres) within one of West Lothian's most popular industrial estates benefits from direct access onto Drovers Road. It is enclosed with a new steel palisade perimeter fence with bellmouth access.

A site investigation has been carried out into the prevailing ground conditions, the findings can be made available to interested parties.

Detailed planning approval was obtained for a speculative industrial scheme of 7 units totalling c 30,000 sq ft.

PROPOSAL

Offers for the purchase of the site in excess of £500,000 excluding VAT are sought for the heritable interest.

TENURE

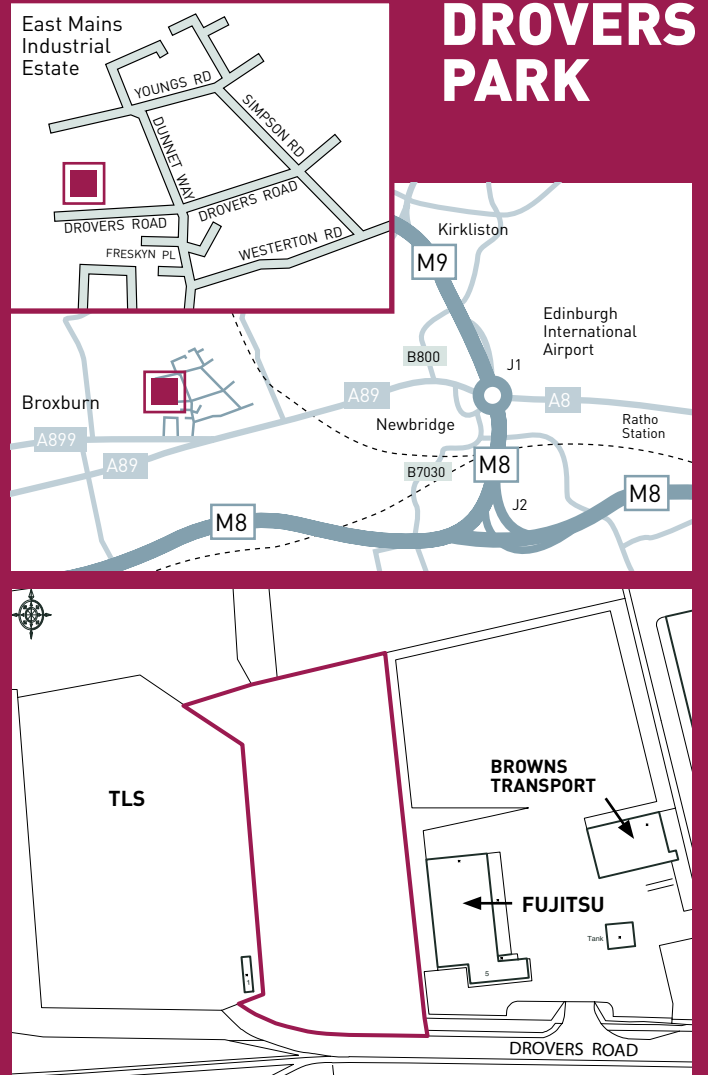
Heritable (Scottish equivalent of English Freehold)

VAT

All prices are quoted exclusive of VAT

LEGAL COSTS

Each party will meet their own legal costs but the purchaser will meet any Stamp Duty Land Tax and registration fees.



This boundary is for indicative purposes only.

FURTHER INFORMATION

Viewing by appointment through the joint letting agents.

Peter Fraser
DTZ
Edinburgh Quay
133 Fountainbridge
Edinburgh
EH3 9QG

Tel: 0131 222 4521
peter.fraser@dtz.com

John Dunsmore
J A Pollock Property Consultants
Munro House
Quarrywood Court
Livingston Village
EH54 6AX

Tel: 01506 497010
john.dunsmore@japollock.co.uk

DTZ

0131 222 4500
www.dtz.com

01506 497010

J A Pollock
PROPERTY CONSULTANT

www.japollock.co.uk