

ON THE INSTRUCTIONS OF VALAD

FOR SALE

**DEVELOPMENT SITE // FLEMING ROAD //
KIRKTON CAMPUS // LIVINGSTON // EH54 7BH**

1.5 HECTARES (3.7 ACRES) GROSS AREA

**1.09 HECTARES (2.7 ACRES) NET
DEVELOPABLE AREA**



LOCATION

Livingston is located adjacent to the M8 (Junction 3 and 3A) motorway and is approximately 15 miles from Edinburgh and 30 miles from Glasgow. Access to the national motorway network is excellent and allows 80% of Scotland's population to be reached in a 50 mile radius of the town. A wide range of international companies are located within Kirkton Campus, one of the country's foremost Business Parks, including Aptuit, Ethicon, W.L.Gore, BSKyB and Intelligent Finance. The site also benefits from close proximity to the Almondvale Shopping Centre where excellent local amenities are provided, including shopping, health and fitness, cinemas, restaurants etc.

SITE

Although situated in the heart of the business park the site benefits from the mature tree belt around the perimeter. It is accessed from the publicly adopted road adjacent to 6 Fleming Road which is presently unoccupied and can be made available for purchase along with the site (details can be forwarded to interested parties). Discussions have already been held with the local authority and they have confirmed their agreement to the removal of the trees shown highlighted blue on the plan. Immediate neighbours include Centrex and Millipore.

KEY FEATURES

The site is accessed directly from the public road connection to Fleming Road.

The site extends to 1.5 hectares (3.7 acres) of which it is estimated that 2.7 acres is developable.

It is understood that all main services are available adjacent to the site.

Outline planning approval is available for use classes 4 & 5.

PLANNING

The site is covered by the West Lothian Local Plan 2009 which offers up to date land use planning guidance and allocates the land for Class 4 & 5 use. Uses other than those covered by Class 4 & 5 which can be demonstrated as having direct benefits to those persons working within the area, will be permitted providing that the use is compatible with the employment area.

TERMS

We are inviting offers for the heritable interest in this site at a figure in excess of £390,000 exclusive of Vat which will be charged on the transaction.

LEGAL FEES

Each party shall be responsible for their own legal costs incurred in the transaction but the purchaser will also be responsible for any stamp duty, registration dues and Vat thereon.

ENTRY

Immediate.

FURTHER INFORMATION

For further information please contact the joint letting agents:

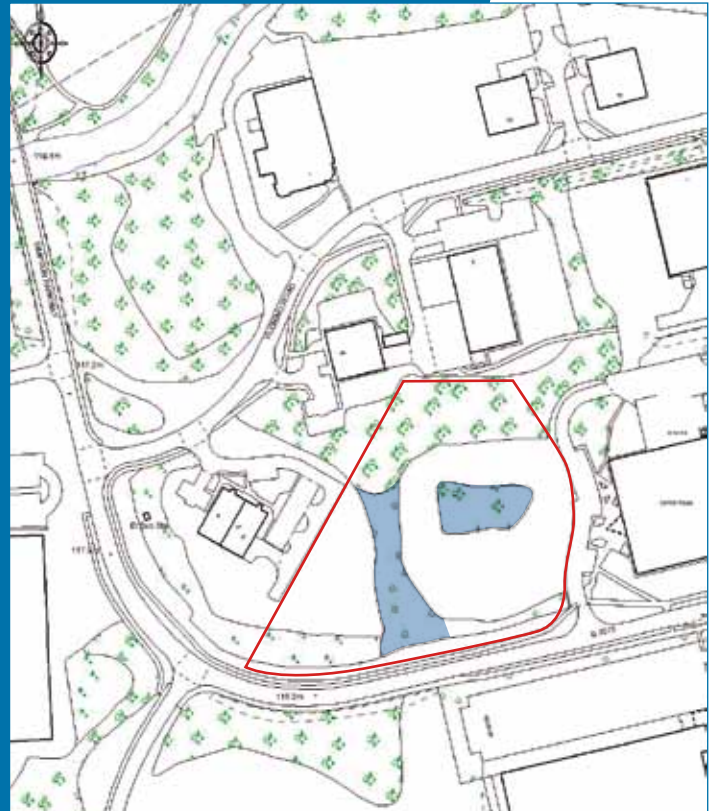
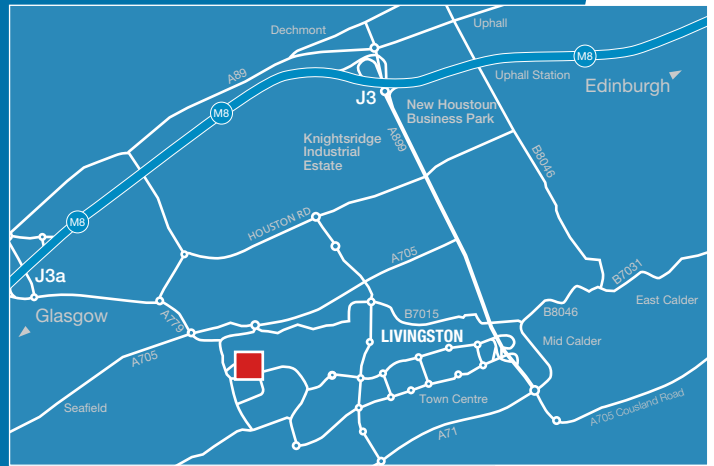
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