

Services to
Business



SHIN-ETSU

Barracks
Roundabout

For Sale

3 Development Sites

Elburn, Livingston, West Lothian EH54 7AA

From 1.29 ha (3.19 acres) to 22.69 ha (56.07 acres)

ON THE INSTRUCTIONS OF





LOCATION

Livingston is one of Scotland's major commercial centres and has attracted a number of high profile occupiers in recent years.

Livingston is located approximately 18 miles west of Edinburgh and 30 miles east of Glasgow and can be accessed from Junctions 3 and 3A of the M8 Edinburgh-Glasgow motorway. Elburn is approximately 5 minutes' drive from Junction 3 of the M8 motorway.

DESCRIPTION

The Elburn disposal comprises 3 plots of development land. Major public infrastructure works have been completed providing high quality access, however further site works will be required. Generally, the sites are level in nature and benefit from mature landscaping.

SITE AREAS

Site areas are quoted as approximately.

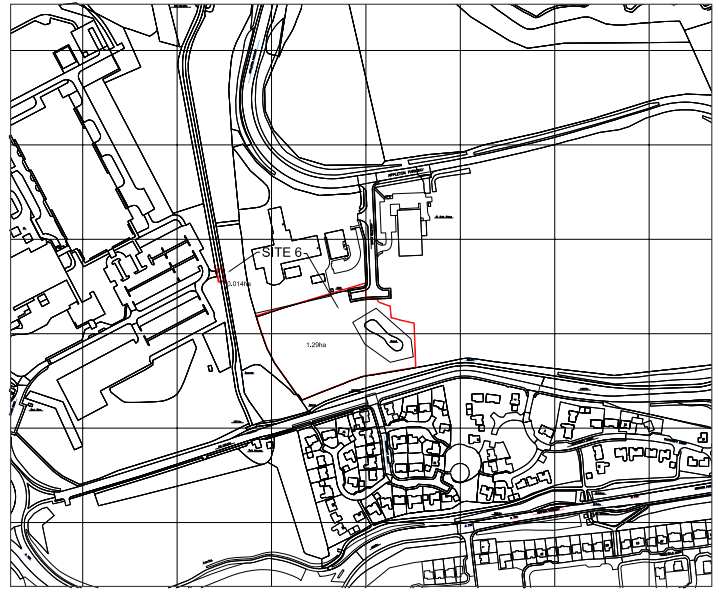
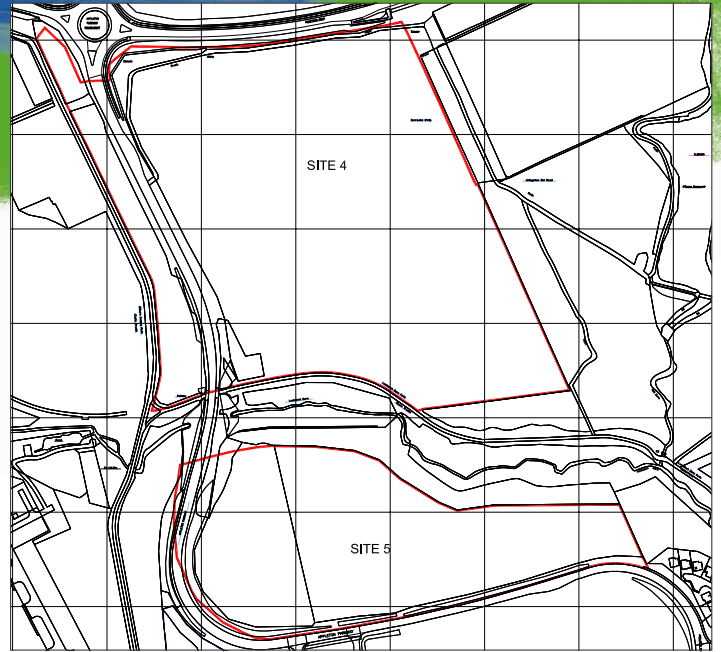
	Gross Area	
	Ha	Acres
Site 4	14.8	36.57
Site 5	6.6	16.31
Site 6	1.29	3.19

PLANNING

The sites are identified for Classes 4,5 & 6. Interested parties should make their own enquiries to the West Lothian planning department.

GROUND CONDITIONS & SERVICES

Interested parties are advised to satisfy themselves on the site's suitability for development, and to undertake their own enquiries with utility providers.



PRICE

Offers are sought for the Heritable Interest in the sites with disposal of individual sites considered.

VAT

VAT will be payable on the purchase price.

VIEWING & FURTHER INFORMATION

All arrangements for viewing and further information through the sole agents.

Additional Information on this and other Scottish Enterprise properties for sale can be found at: www.sepropertydisposals.com



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