



# DEVELOPMENT OPPORTUNITY

## OPEN STORAGE LAND

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20.42 ACRES (8.3 HECTARES)

PROMINENT ROADSIDE FRONTAGE

CLOSE TO M8 MOTORWAY

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4 Simpson Parkway

Livingston

EH54 7BH

A development by Clowes Developments (Scotland) Limited

[www.clowes.co.uk](http://www.clowes.co.uk)

**Clowes**   
DEVELOPMENTS

## Key

1. Cazoo
2. Gore W L & Associates (UK)
3. West Lothian Council
4. Edinburgh Instruments Ltd
5. Klondyke Garden Centre
6. GE Energy
7. Terrace Restaurant
8. West Lothian College SA
9. Almondvale Retail Park
10. Tony Macaroni
11. Sainsbury's
12. TK Maxx
13. Asda Livingston Supercentre
14. PureGym
15. Sports Direct



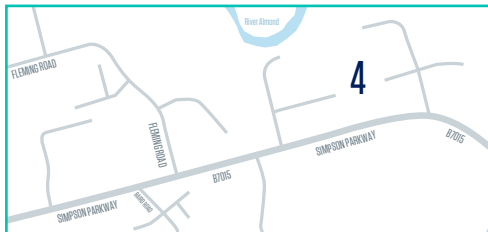
## Location

The subject property is located in Livingston, a New Town situated approximately 15 miles to the west of Edinburgh and 30 miles east of Glasgow. The two principal Scottish cities are linked by the M8 motorway, and Livingston is accessed from Junction 3. Edinburgh Airport is less than 10 miles to the east of Livingston and Glasgow Airport approximately 45 miles to the west.

Simpson Parkway is situated approximately 1 mile to the west of Livingston town centre, which boasts extensive retail and restaurant amenity. The subject property enjoys a prominent frontage to the roadside, within its own substantial landscaped grounds.

## Drive Times

Livingston Town Centre	2 minutes
Edinburgh	15 minutes
Edinburgh Airport	15 minutes
Glasgow	35 minutes
Stirling	45 minutes
Glasgow Airport	45 minutes



## Description

The site extends to 20.42 acres (8.3 ha).

## Planning

The site is situated within the Employment Area known as Kirkton Campus within the West Lothian Local Development Plan. The expansion, conversion or re-development of premises within this area will be encouraged for uses falling within Use Classes 4, 5 & 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

## Terms

Consideration will be given to letting the site (in whole or part) on terms to be agreed or disposal of our client's heritable interest.

## Further Information

For further information please contact:

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