

# DELTA M8

DISTRIBUTION PARK  
LIVINGSTON - EH54 8RQ

PRIME  
DISTRIBUTION  
LOCATION

PLOTS AVAILABLE FROM 1 - 21 ACRES

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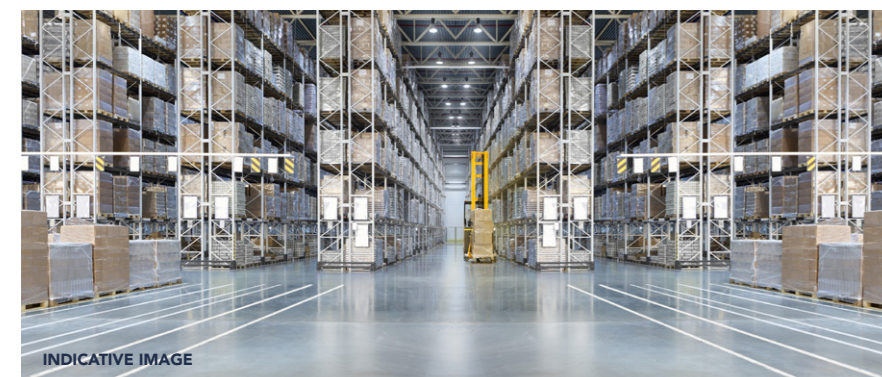
# DELTA M8

## DISTRIBUTION PARK

### PLOT SIZES

The masterplan indicates a net developable area of approximately 21 acres over 7 distinct plots ranging from 0.95 to 8.69 acres. Adjacent plots can be combined to satisfy larger requirements. We have indicated the possible unit densities within the table below:

Plot	Acres	Hectares	40% Density	50% Density
Plot 1	8.69	3.52	151,500 sq ft	190,000 sq ft
Plot 2	2.61	1.06	45,500 sq ft	57,000 sq ft
Plot 3	3.52	1.42	61,500 sq ft	77,000 sq ft
Plot 4	2.58	1.04	45,000 sq ft	56,000 sq ft
Plot 5	0.95	0.38	16,500 sq ft	20,500 sq ft
Plot 6	1.10	0.45	19,000 sq ft	24,000 sq ft
Plot 7	1.62	0.66	28,000 sq ft	35,000 sq ft
<b>Total</b>	<b>21.07</b>	<b>8.53</b>	<b>367,000 sq ft</b>	<b>459,500 sq ft</b>



INDICATIVE IMAGE



Plots can be combined to cater for larger occupier requirements. Architects drawings can be provided to seriously interested occupiers.



INDICATIVE IMAGE

### CENTRAL SCOTLAND MOTORWAY NETWORK ACCESS IN MINUTES

### DRIVE TIMES

Drive distances from key commercial centres are as follows:

Edinburgh	12 miles
Glasgow	28 miles
Carlisle	100 miles
Grangemouth Port	18 miles
Freight Terminal	20 miles
Edinburgh Airport	10 miles
Glasgow Airport	40 miles
Prestwick International Airport	62 miles

**60 PERCENT OF SCOTLAND'S POPULATION IS WITHIN A 60 MINUTE DRIVE TIME.**

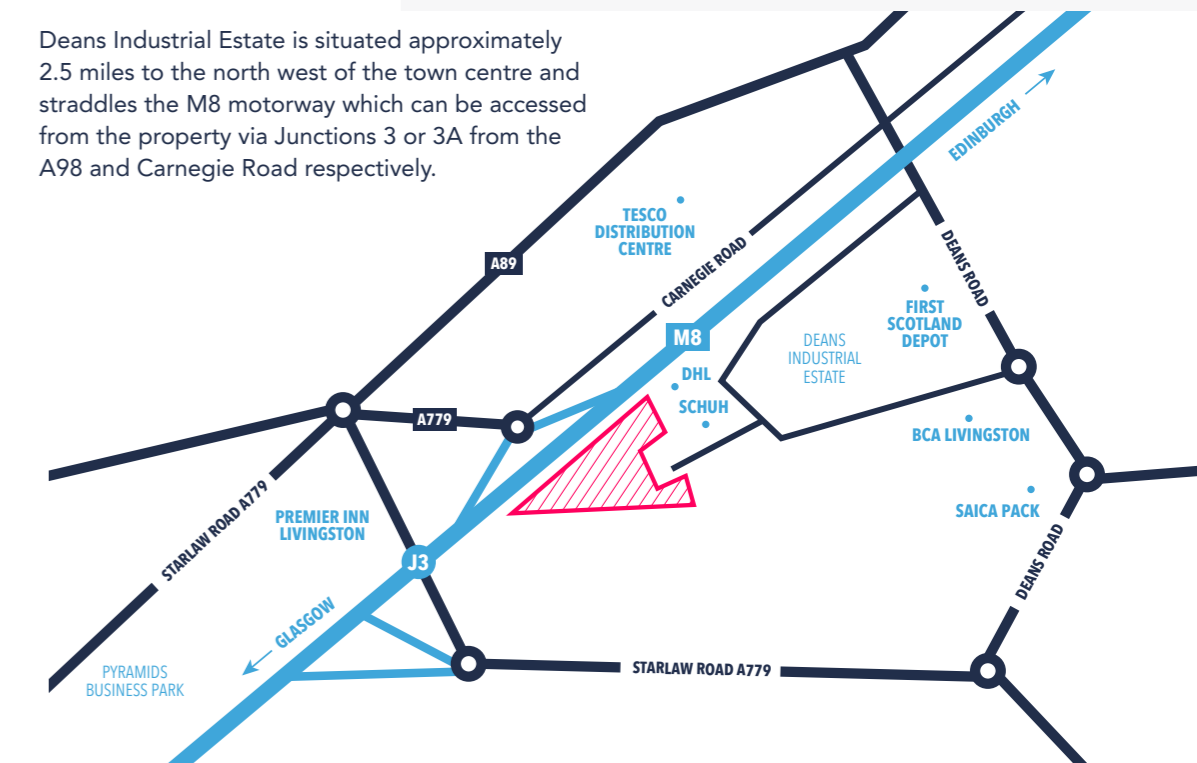
### LOCATION

Livingston is located at Junctions 3 & 3A of the M8 motorway network, approximately 10 miles to the west of Edinburgh and 26 miles to the east of Glasgow.

Being located in the heart of Central Scotland, Livingston has developed into one of the country's most successful former New Towns, with a population of approximately 56,000.

Deans Industrial Estate is situated approximately 2.5 miles to the north west of the town centre and straddles the M8 motorway which can be accessed from the property via Junctions 3 or 3A from the A98 and Carnegie Road respectively.

Nearby occupiers include:



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## OPPORTUNITY TO LOCATE TO THE HEART OF SCOTLAND'S CENTRAL BELT

**NIL RATES LIABILITY UNTIL OCCUPATION**

**100% RATES RELIEF FOR 12 MONTHS\***

### SERVICES

Spine road and service infrastructure will be provided to each plot. Further details are available on request.

### TERMS

We are open to consider the following routes of disposal:

- Bespoke build to suit development
- Turnkey freehold development
- Lease or Sale of individual plots

### PLANNING

The site is zoned in an area for Industry & Business. Any details / detailed queries should be directed towards West Lothian Council.

### INCENTIVES

Occupiers will benefit from the following incentives:

- Nil rates liability until occupation
- 100% rates relief for the first 12 months of occupation
- Access to superfast broadband

### FURTHER INFORMATION

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