

- Established Popular Industrial Location
- Excellent Transport Links Via The M8
- Plot Extends To approximately 3 acres (1.21 hectares)
- Suitable For Owner Occupiers & Developers
- Guide Price £475,000



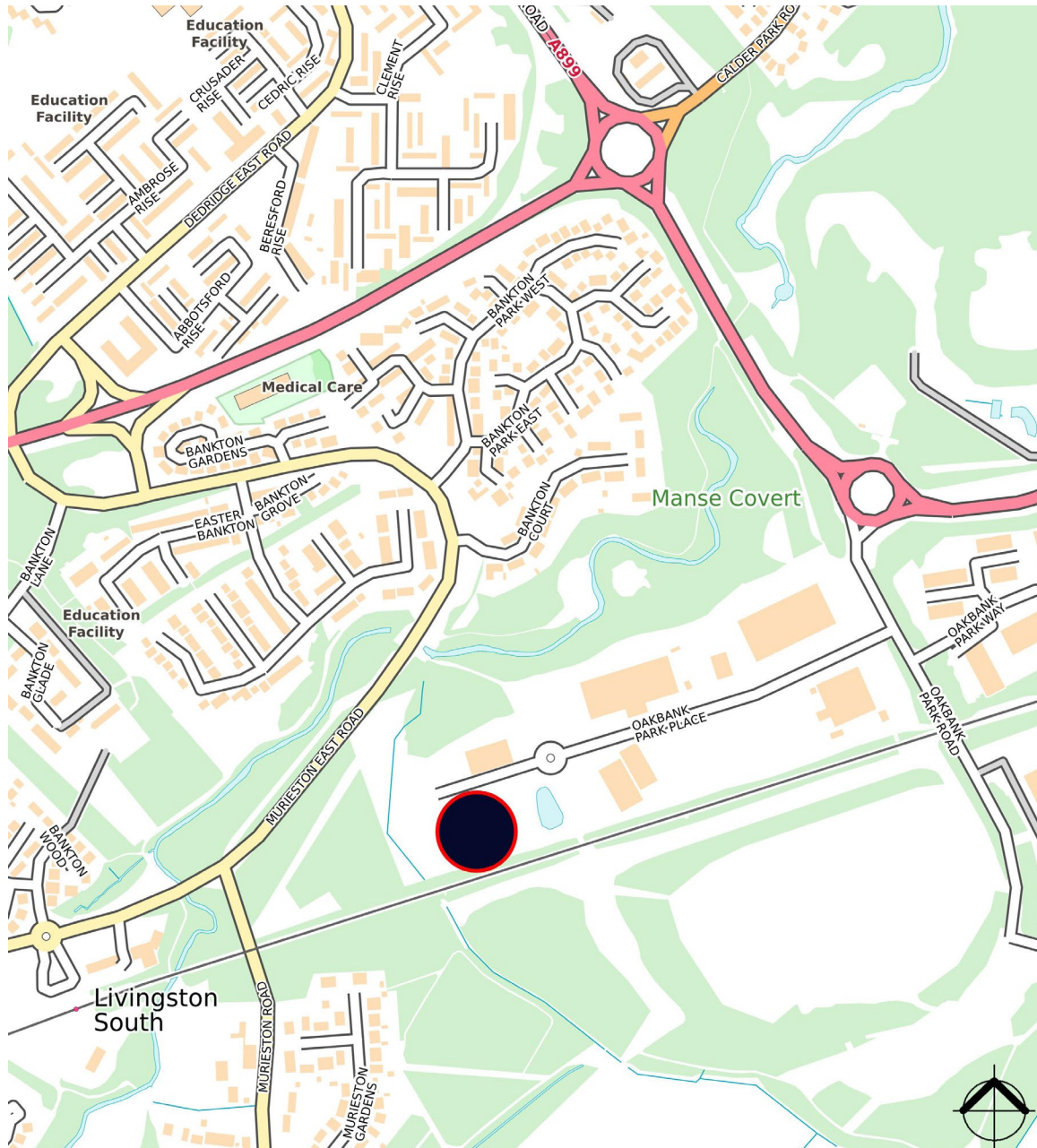
**GRAHAM
SIBBALD**

FOR SALE

Commercial/Employment Development Land

OAKBANK PARK PLACE

LIVINGSTON, EH53 0TN



LOCATION

The subjects are located in Livingston, which lies approximately 15 miles to the west of Edinburgh and 35 miles to the east of Glasgow. Livingston is a recognised industrial and business location popular with a variety of local, regional and national businesses, due to its close proximity to the Scottish motorway network, notably the M8 and M9, which provides good access throughout Scotland’s central belt and beyond.

More specifically, the subjects are located on the south-east side of Oakbank Park Place, within proximity to several similar commercial properties, close to the intersection with Oakbank Park Road.

Nearby occupiers include: Food Options, Move it Express, DX Express, Valneva and Evo Group.

JOURNEY TIMES:

Place	Miles	Drive time (avg)
Edinburgh City Centre	14.5	35 mins
Glasgow City Centre	35	39 mins

DESCRIPTION

The site comprises a predominantly flat parcel of land which wraps around a privately owned modern industrial warehouse to the north. The site is bounded by a railway line to the south, a mature tree belt to the west with existing industrial / warehouse accommodation to the east and north.

The current access road is understood to be adopted along with the SUD pond which is positioned to the sites eastern boundary.

The site extends to approximately 3 acres (1.21 hectares) or thereby.

SERVICES

Mains Water, Gas, Electric + BT & Virgin are all readily connectable nearby.

Utility plans can be forwarded to interested parties.

PLANNING

The site is within the jurisdiction of the West Lothian Local Development (2018). The site has been allocated as an Employment Site under E-LV38 and is suitable for Use Classes 4, 5 and 6. The site is also within an Employment Area Boundary and the Livingston Settlement Boundary.

TENURE

Outright Heritable Interest (equivalent to English Freehold).

PRICE

We are instructed to seek offers over £475,000 (Four Hundred & Seventy Five Thousand Pounds Sterling) exclusive of VAT. Offers subject to planning will be considered.

LEGAL COSTS + VAT

Each party to bear their own legal costs. VAT may be charged at the prevailing rate.





VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole selling agents:-



Ross Wilson
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Prospective Tenants.
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6. Date of Publication: March 2024