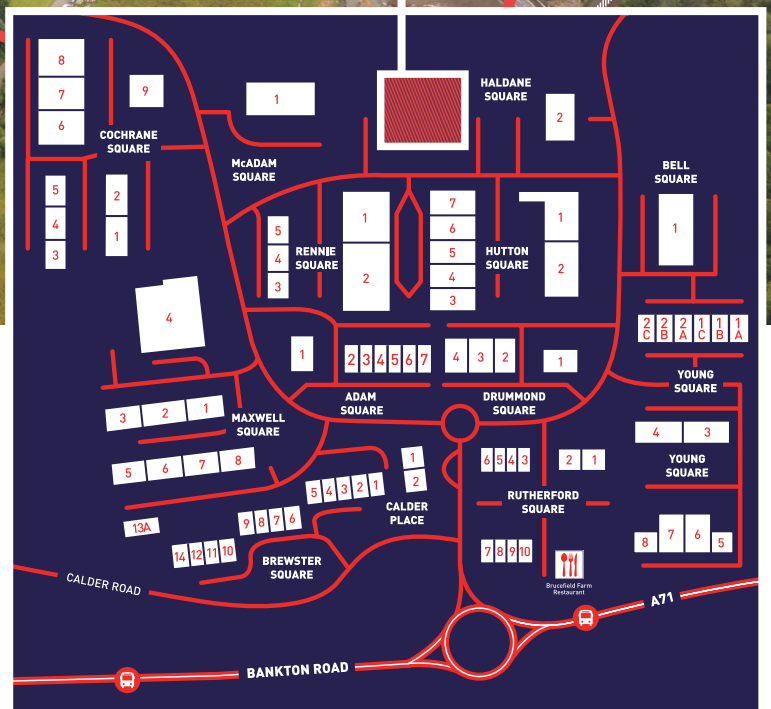


FOR SALE / TO LET

5.04 ACRES / 2.04 HECTARES

SUITABLE FOR:

- OPEN STORAGE
- DEVELOPMENT
- VEHICLE PARKING
- D&B OPPORTUNITIES UP TO 100,000 SQ FT
- INDUSTRIAL / DISTRIBUTION USES
- POTENTIAL HQ LOCATION



**BRUCEFIELD
INDUSTRY
PARK**

LIVINGSTON EH54 9DH

BRUCEFIELD INDUSTRY PARK

LIVINGSTON

Situated west of Edinburgh, Livingston is one of Scotland's major commercial success and a leading industrial location.

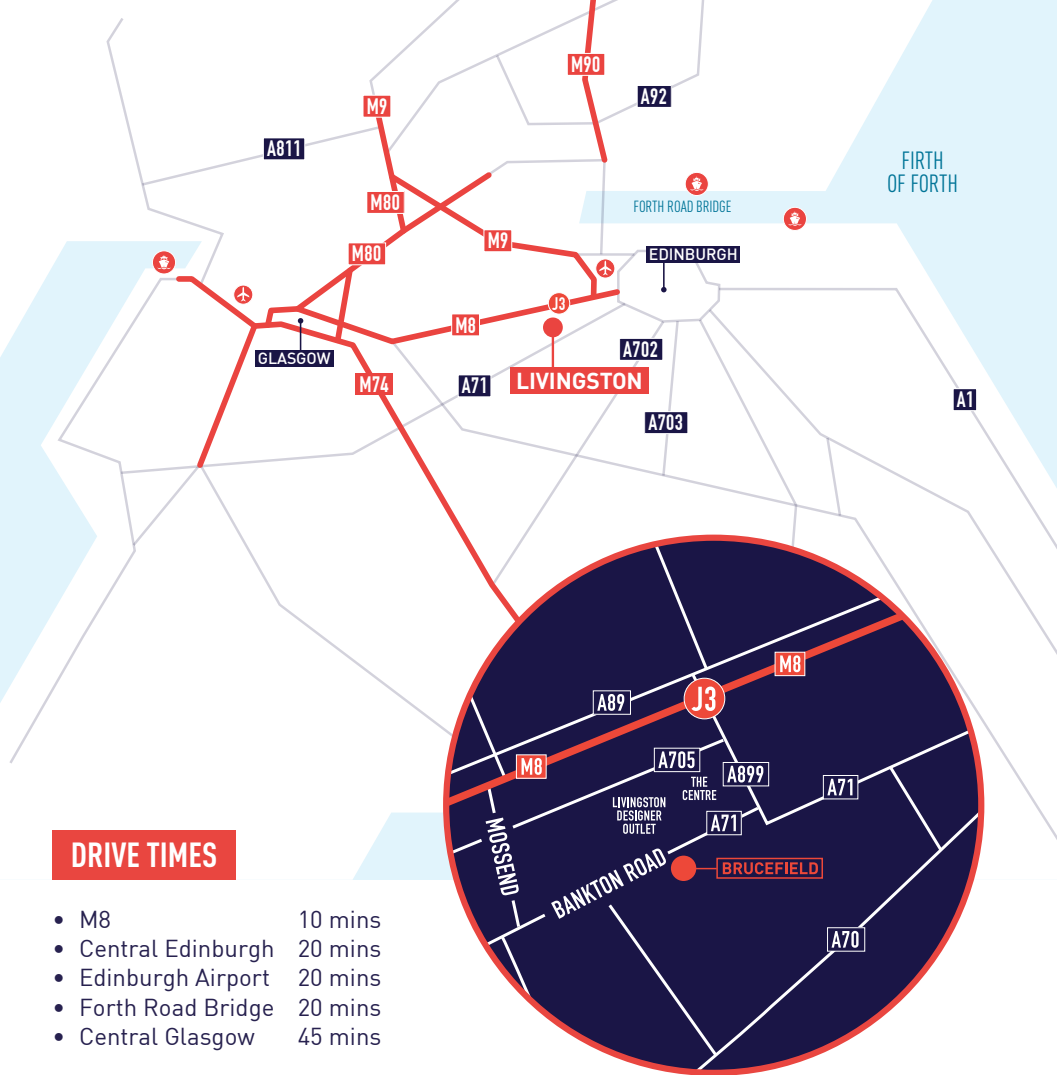
- Expanding town with significant manufacturing and distribution base
- Skilled workforce
- Good rail links
- Excellent road links - located on the M8 between Glasgow and Edinburgh

ESTATE LOCATION

- Fronts the A71
- 3 miles to the south of both Junctions 3 and 3A of the M8
- 12 miles west of Edinburgh Airport and 15 miles west of Edinburgh City Centre
- 1 mile south of Livingston Town Centre

DRIVE TIMES

- M8 10 mins
- Central Edinburgh 20 mins
- Edinburgh Airport 20 mins
- Forth Road Bridge 20 mins
- Central Glasgow 45 mins



DESCRIPTION

Site extending to 2.04Ha (5.04ac) as shown on plan. Located in the centre of the estate with access points opposite Rennie Square and Hutton Square.

The site was previously occupied by Amcor Flexibles Ltd and it has been cleared down to the original floor slab. The estate benefits from on site management and the subjects would form part of the estate service charge regime.

PLANNING

The estate is identified for class 4,5 and 6. Interested parties should make their own enquiries to the planning department.

TERMS

We will consider a design and build, outright sale or a lease.



UTILITIES

All utilities are serviced to the perimeter of the site - see utilities location plan on left for more details.

KEY

Access Point To Site:-	
Site Boundary:-	
Mains Water Pipework:-	
Surface Water Pipework:-	
Surface Water Chamber:-	
Foul Water Pipework:-	
Foul Water Chamber:-	
HV Electrical Cable:-	
LV Electrical Cable:-	
LV Unmetered Service Point:-	
Gas Pipework:-	
BT Openreach:-	
BT Openreach Joint Box:-	
BT Openreach Pole:-	

Note - location of utility apparatus and plant is not to be relied upon and is only for general guidance. Prior to any works on site individual utility companies will require to attend and undertake site surveys. Utility supplies to this site may now be disconnected.



FURTHER INFORMATION

For further information or to arrange viewings please contact the letting agents:



Grant Scrimgeour
0141 225 8555
grant@denwolf.co.uk



0131 240 7500

Lewis Pentland
0131 240 7523
lewis.pentland@colliers.com

[VIEW 360 TOURS CLICK HERE](#)

brucefield.co.uk