



**J4 M8** Distribution & Business Park | Strand Drive | Bathgate | EH48 2EA

To Let | For Sale | Development Plots | Design & Build Opportunities

Plots from circa **3.55–20.5 acres (1.44–8.3 ha)** to accommodate buildings from **3,250–32,500 sq.m.**

[www.j4m8.com](http://www.j4m8.com)

## J4M8 Distribution & Business Park occupies a **highly prominent and strategic location** and will provide a **vibrant mixed commercial environment**.

### LOCATION

J4M8 Distribution Park is strategically located immediately adjacent to Junction 4 of the M8 motorway, in the heart of Scotland's Central Belt business district and being equidistant between Edinburgh (22 miles east) and Glasgow (26 miles west).

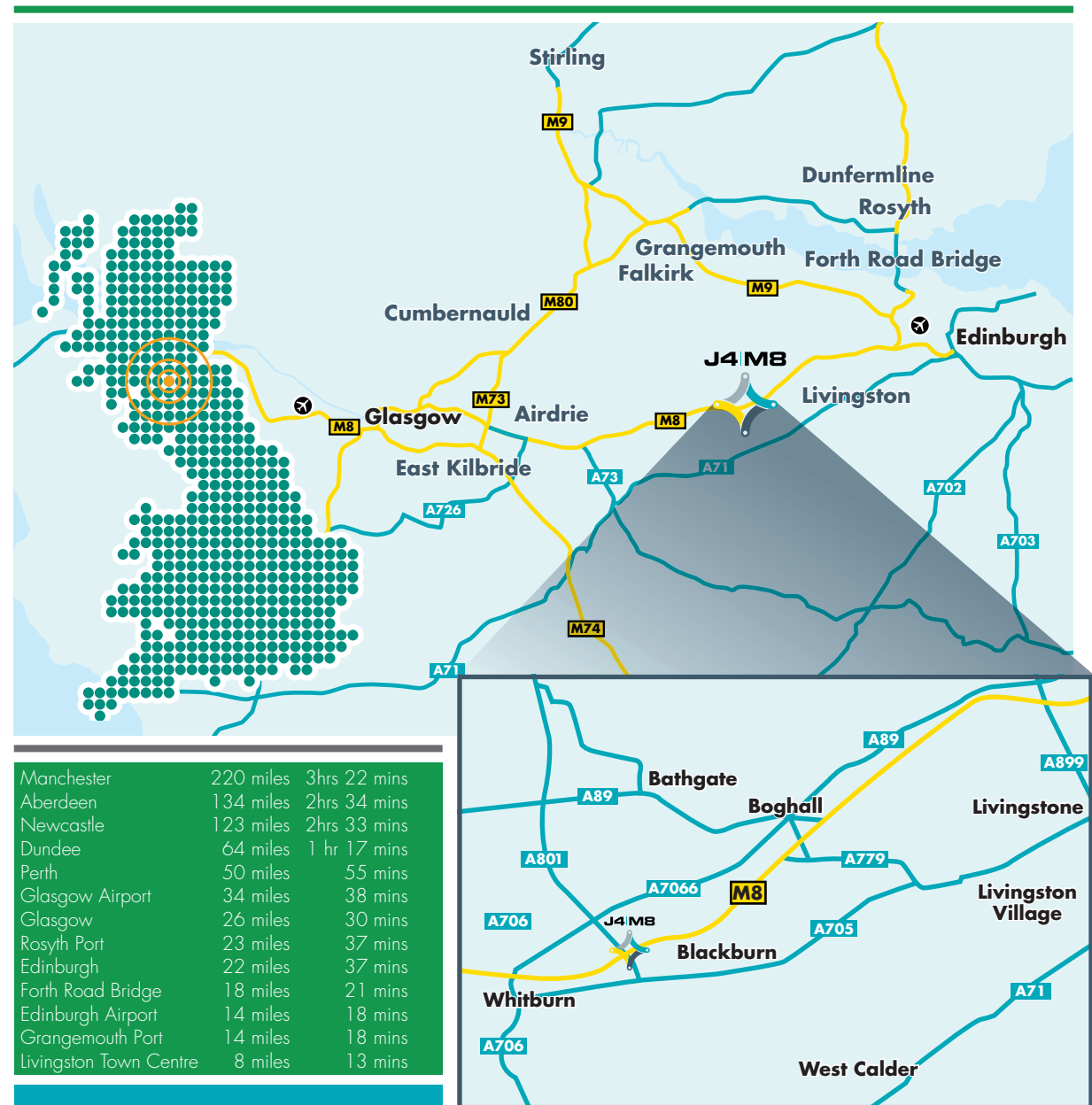
Immediate access to the M8 at Junction 4 provides businesses with the ability to connect quickly and easily to Scotland's transport networks. Edinburgh Airport is within 18 minutes drive, Glasgow Airport, 38 minutes drive and both Rosyth and Grangemouth Ports are also within 37 and 18 minutes' drive respectively.

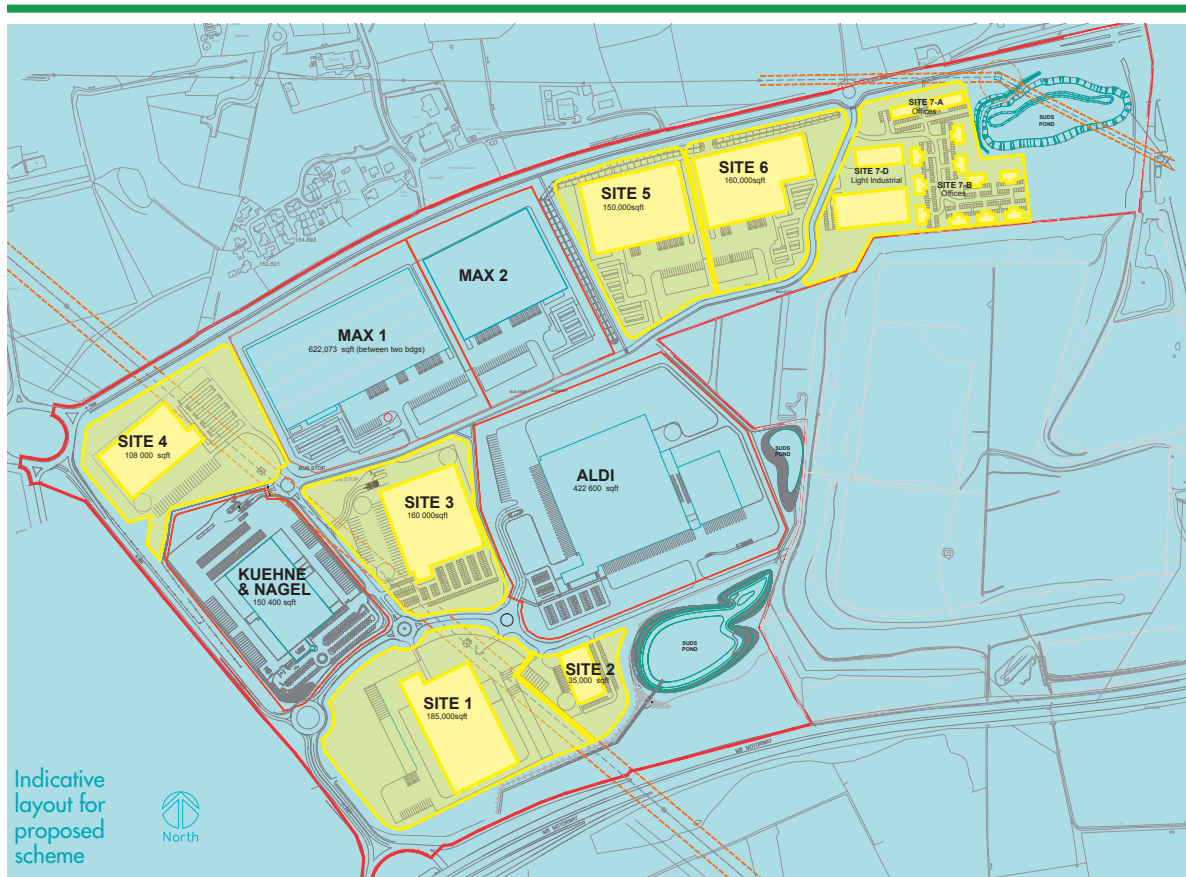
Surrounding occupiers include Kuehne & Nagel who occupy 150,000 sq.ft. and the Aldi Regional Business Centre for Scotland which comprises 420,000 sq.ft. These are set within an attractive landscaped environment with tree lined roads, water features and swales.

### AVAILABILITY

The current Master Plan offers plots ranging from circa 3.55 acres upwards to accommodate buildings from circa 3,250 to 32,500 sq.m. (35,000 to 350,000 sq.ft.).

**Design and Build opportunities are available and consideration will be given to plot sales.**





### USES & PLANNING

J4M8 is identified as one of the premier storage and distribution locations in West Lothian and benefits from 185,000 sq.m. of planning consent for Class 6 (Storage and Distribution) use.

Of this 110,000 sq.m. has already been developed – there remains a further **75,000 sq.m** of Class 6 (with planning permission in principle) which can be accommodated.

To complement this, planning permission in principle (PPP) has been obtained for **18,550 sq.m.** of Class 4 (Business) space to accommodate office and light industrial businesses.



Subject to planning, alternative uses (including hotel and ancillary retail) may also be possible to take advantage of this strategic motorway junction.

Full details on the current planning position and the available sites shown on the indicative master plan are available from the joint agents.

### Distribution (Class 6)

Sites 1 to 6 within J4M8 have been identified for Class 6 Storage and Distribution use. Plots range from 3.55 to 20.5 acres. We can offer a variety of Design & Build options to suit specific occupier requirements. The Distribution Park benefits

from connectivity to mains water, drainage, gas and power.

### Light Industrial (Class 4)

Site 7 comprises in total circa 12.39 acres and the indicative plan identifies potentially 8 units for light industrial providing circa 7,300 sq.m. of floor space. Subject to planning this can be flexible.

### Offices (Class 4)

Also accommodated within Site 7, is land for office provision. The indicative master plan shows this as 20 units totalling a floor space of around 11,250 sq.m. but subject to planning this can also be flexible.



### SERVICES

J4M8 benefits from connectivity to mains water, drainage, gas and power. Further details relating to specific plots is available from the joint agents on request.

### GRANTS/REGIONAL SELECTIVE ASSISTANCE

J4M8 benefits from being situated in West Lothian, a Regional Selective Assistance Area, with grants and funding potentially being available for your business. Further details can be obtained from Scottish Enterprise at their website [www.scottish-enterprise.com/fund-your-business/rsa.aspx](http://www.scottish-enterprise.com/fund-your-business/rsa.aspx)

### TENURE

Completed buildings will be available to purchase or lease, with development plots being available to purchase only.

### LEGAL COSTS & VAT

Each party will bear their own legal costs incurred in any transaction although in the normal manner, the ingoing tenant or purchaser will be responsible for all Stamp Duty, Land Taxes, Registration Dues and VAT thereon.

### VIEWING & FURTHER INFORMATION

Please contact the joint agents to discuss your specific requirements or to arrange a site visit.



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