

# HEARTLANDS BUSINESS PARK



COMMERCIAL OPPORTUNITIES AT SCOTLAND'S NEW MOTORWAY JUNCTION  
**SITES AVAILABLE FROM 1 ACRE TO 10 ACRES**





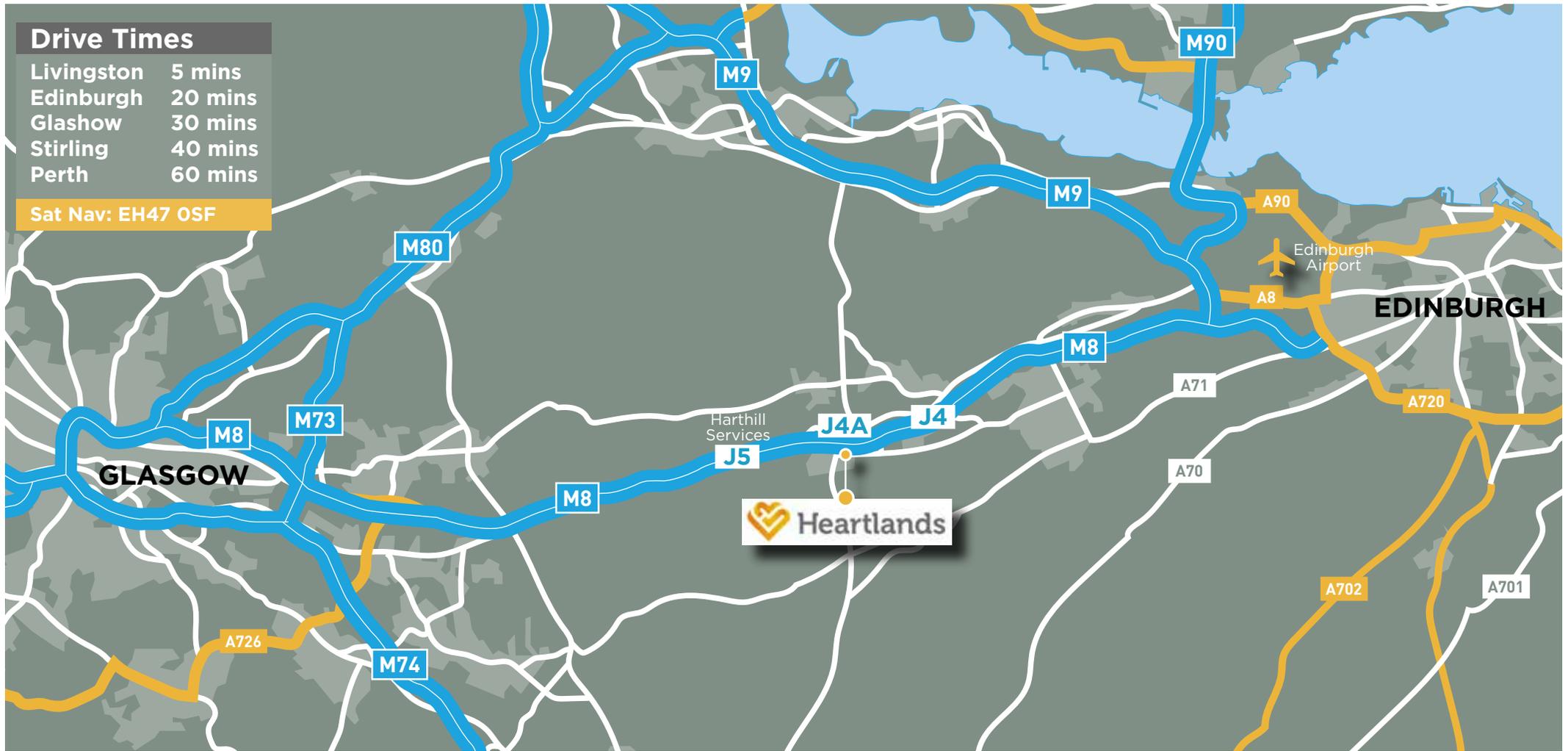
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## Drive Times

Livingston	5 mins
Edinburgh	20 mins
Glasgow	30 mins
Stirling	40 mins
Perth	60 mins

Sat Nav: EH47 OSF



### Road

Instant access to the M8 connects to Scotland's main arterial routes and also links to the M74 for ease into North England. M9 leads to Stirling and A1 links to the East and South.

### Rail

The new Armadale railway station is 10 minutes drive from the business park, providing access to the East Coast mainline. The Airdrie Bathgate line has now been upgraded linking Edinburgh to Glasgow.

### Air

Edinburgh and Glasgow airports are within approximately 20 and 45 minutes drive respectively. Prestwick airport is approximately 1 hour away.

### Sea

The commercial ports of Grangemouth, Leith and Rosyth on the East Coast provide close overseas freight routes.

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# 3.3 MILLION

There are 3.3 million people within a 1 hour drive of the Heartlands site.

# 1.5MILLION

1.5 million ft<sup>2</sup> of commercial accommodation (uses include industrial, storage & distribution, retail, roadside, leisure and offices).

# 80,000

Weekday travel flows on the M8 are 80,000 vehicles in each direction, of which 6,000 will use the business park distributor road.

# 100

100 acres of high quality working environment in a strategic location.

# 4

New dedicated 4 way motorway junction (M8 - Junction 4A).

# 1

Fully serviced plots for immediate development from 1 acre upwards.

## LOCATION

The development is situated on the main M8 motorway network serving both Glasgow and Edinburgh. A new motorway junction (4A) has been completed giving direct access to the development.

## DESCRIPTION

Heartlands Business Park will provide a high quality working environment in a strategic location.

The Business Park area extends to some 100 acres and has planning for 1.5M sq ft of commercial accommodation, including Class 1 use and park and ride facilities. Weekday traffic flows on the M8 see 80,000 vehicles travel in each direction, of which 6,000 will use the new business park distributor road.

## DEVELOPMENT OPPORTUNITIES

In addition to the high profile retail/leisure plots fronting the new junction, Heartlands offers a wide range of plots from 1 acre upwards suitable for industrial/distribution/tradepark & office uses. Major housing development is now under construction immediately to the south with over 2000 new homes under phased construction.

Development plots are being offered for sale on a freehold basis subject to a deed of conditions governing the management of the common parts of the park to ensure a high quality business environment is maintained. Details are available on application to the sole selling agent Colliers International.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint marketing agents:



**0131 240 7500**

### Colliers International

1 Exchange Crescent  
Conference Square  
Edinburgh  
EH3 8AN

### Bob Fisher

**0131 240 7500**

**Bob.Fisher@colliers.com**

### Lewis Pentland

**0131 240 7523**

**Lewis.Pentland@colliers.com**

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# [www.heartlands-scotland.com](http://www.heartlands-scotland.com)

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