

LOTHIAN GATEWAY



THE SITE

M8

TO GLASGOW

TO EDINBURGH



LOTHIAN GATEWAY



LOTHIAN GATEWAY ALREADY HAS THE BENEFIT OF A DETAILED PLANNING CONSENT FOR A TOTAL OF 72,000 SQ M STORAGE AND DISTRIBUTION UNITS AND A FURTHER 16,000 SQ M OF SMALLER SCALE BUSINESS, GENERAL INDUSTRIAL AND DISTRIBUTION UNITS.

Uses include Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution).

The site is suitable for customers with high power consumption requirements, such as databanks and waste to energy projects with excellent access to the national power grid.

Also available is a source of large quantities of water for extraction for heat or cooling, or alternatively for filtration, and use as a high volume, low cost potable supply.

The landowners are able to offer full turnkey packages and d&b services, but will also consider land only sale transactions.

LOTHIAN GATEWAY OCCUPIES A STRATEGIC LOCATION WITHIN CENTRAL SCOTLAND ACCESSIBLE FROM JUNCTIONS 4 AND 3A OF THE M8 MOTORWAY.

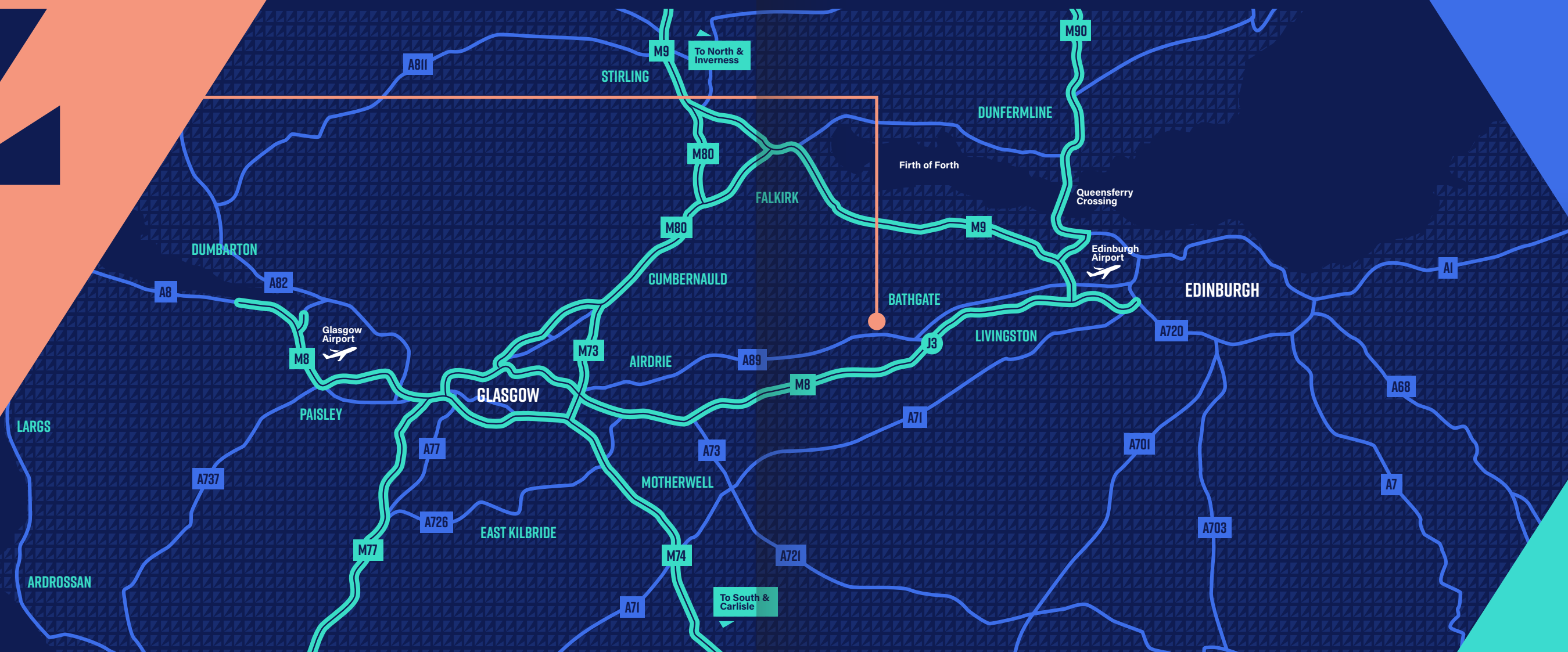
The site is approximately 17 miles west of Edinburgh city centre and 32 miles east of Glasgow city centre, with easy access to all major trunk road routes. Edinburgh and Glasgow International airports are also within easy reach.

Scotland's largest cargo port, at Grangemouth, is approximately 12 miles to the north with Lothian Gateway benefiting from two access points. From the east through Whitehill Industrial Estate, Bathgate's main industrial location and from the west, access is taken through J4M8 Business Park from Junction 4. The southern section of the site benefits from frontage to the M8 Motorway.



TRAVEL TIMES

DRIVE TIME	LOTHIAN GATEWAY TO
21 MINS	EDINBURGH AIRPORT
32 MINS	GLASGOW
35 MINS	EDINBURGH
40 MINS	GLASGOW AIRPORT
53 MINS	PORT OF GLASGOW
1HR 7 MINS	PRESTWICK AIRPORT
2HRS 50 MINS	ABERDEEN
2HRS 51 MINS	NEWCASTLE
3HRS 45 MINS	MANCHESTER

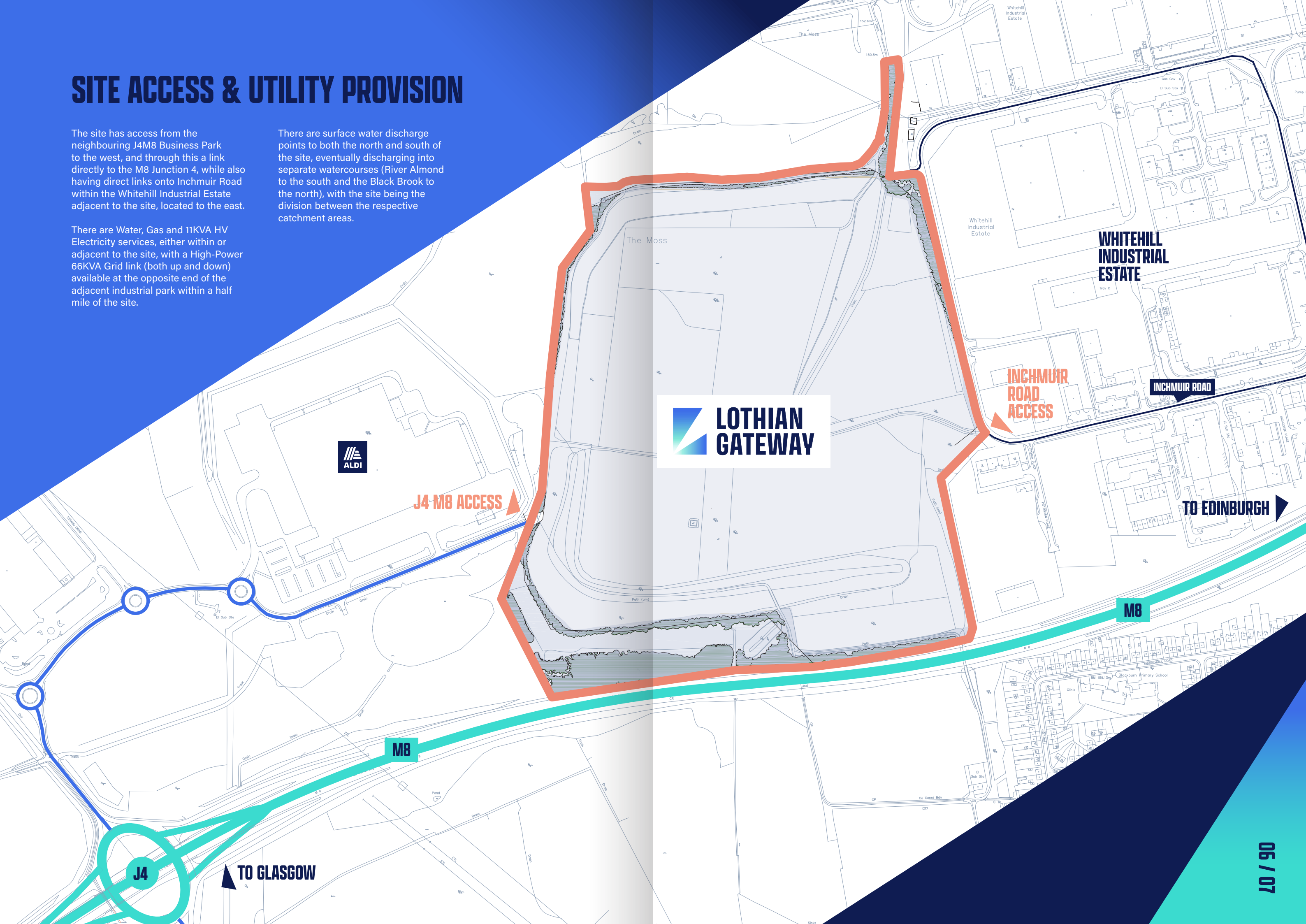


SITE ACCESS & UTILITY PROVISION

The site has access from the neighbouring J4M8 Business Park to the west, and through this a link directly to the M8 Junction 4, while also having direct links onto Inchmuir Road within the Whitehill Industrial Estate adjacent to the site, located to the east.

There are Water, Gas and 11KVA HV Electricity services, either within or adjacent to the site, with a High-Power 66KVA Grid link (both up and down) available at the opposite end of the adjacent industrial park within a half mile of the site.

There are surface water discharge points to both the north and south of the site, eventually discharging into separate watercourses (River Almond to the south and the Black Brook to the north), with the site being the division between the respective catchment areas.



THE SITE INCLUDES 68.1 ACRES OF DEVELOPMENT PLATFORM WITHIN AN OVERALL SITE AREA OF 40 HA (98 ACRES). SUDS DRAINAGE INFRASTRUCTURE HAS BEEN CONSTRUCTED OUTSIDE THE DEVELOPMENT PLATFORM AND ADDITIONAL LAND IS ALSO AVAILABLE FOR LANDSCAPING.

WLC sought a private sector partner, to enter into a joint venture to achieve the rehabilitation and re-development for industrial purposes. Riddochhill Developments Limited was created, a Joint Venture between Waystone Limited and Hall Construction Services Limited. Subsequently a Development Agreement was signed thereafter and work on site commenced in January 2008. The project has so far involved the management and undertaking of all of the remediation and development preparation by the JV Partners.

It was an obligation of the JV Partnership appointed by the WLC to provide independent professional verification of the implementation and completion of the rehabilitation works. The Verification Consultant's principal duties are independent inspectors of all remediation works on site, supervision of testing and sampling, preparation of Certification Reports and compilation of Progress Reporting. This role has been the responsibility of AECOM to review the scheme proposals and ultimately assume the Verification role. The full Verification and Land Quality Report is available to any interested parties wishing to develop any part of the site.

The site has planning consent (granted 2002) for Distribution (Class 6), and Business / General Industrial (Class 4/5) uses, amounting to 1,000,000 sq ft, with access available from both the adjacent sites.

West Lothian Council (WLC) commissioned an extensive site investigation, and procured proposals for site rehabilitation and redevelopment. This design and the associated Environmental Impact Assessment, formed the basis of the initial planning application, which was originally granted approval in 2002, subsequently revised in 2003. The planning consent Condition 37, required approval of SEPA for the method of backfilling, and there is a strategy in place to ensure the works do not contaminate the groundwater, which has been satisfied and agreed.



HALL CONSTRUCTION AND WAYSTONE ARE WORKING TOGETHER TO OFFER A BROAD RANGE OF DEVELOPMENT CAPABILITIES. HALL CONSTRUCTION SERVICES LTD WAS ESTABLISHED IN 1974 AND HAS EXPANDED FROM ITS EARLY ROOTS AS A PLANT HIRE FIRM INTO A SUCCESSFUL BUILDING AND CIVIL ENGINEERING COMPANY WITH AN ENVIABLE TRACK RECORD ACROSS A WIDE RANGE OF PROJECTS.



Hallconstruction

With more than 250 staff operating from bases in Co. Durham, South Yorkshire & Scotland, Hall Construction specialises in site reclamation and enabling works, earthworks, infrastructure, highways, mineral extraction and processing, major sports stadia, industrial / distribution schemes, business and office parks, and house building. Hall Construction has successfully completed projects in both the public and private sectors.

"A family-run business, we are totally committed to our clients and pride ourselves on providing a high-quality, value-for-money service. With our in house expertise and capability in site reclamation schemes, we are able to provide cost effective and efficient solutions to our clients and bring derelict land back in to us".

Stephen Hall
Managing Director
 Hall Construction Services Ltd



Waystone
 ■■■■

Waystone Ltd was formed in 1990 to expand the property development and land reclamation activities of the CP Holdings Group. Operating within a family of companies it has access to a wide range of resources enabling the company to carry out large reclamation and infrastructure development projects.

Waystone specialises in providing innovative construction and development solutions for its customers. Project management service offers complete planning, design & build and construction capability to industrial and commercial clients alike and specifically to landowners seeking to realise value on redundant and derelict land through regeneration. Expertise and experience in civil engineering, land reclamation and design and build as well as construction and development makes Waystone the ideal company to provide customers with a 'one stop shop' for their building requirements.

*indicative images only



FURTHER INFORMATION



Savills
163 West George Street
Glasgow G2 2JJ

Ross Sinclair
rsinclair@savills.com
0141 222 4145

A Joint Venture between



Savills for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. July 2021