



[CLICK HERE](#)



## Distribution & Business Park

Strand Drive | Bathgate | West Lothian | EH48 2EA

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

from circa 3.55–20.5 acres to accommodate buildings from 35,000 - 200,000 Sq Ft

[j4m8.uk](http://j4m8.uk)

CLICK

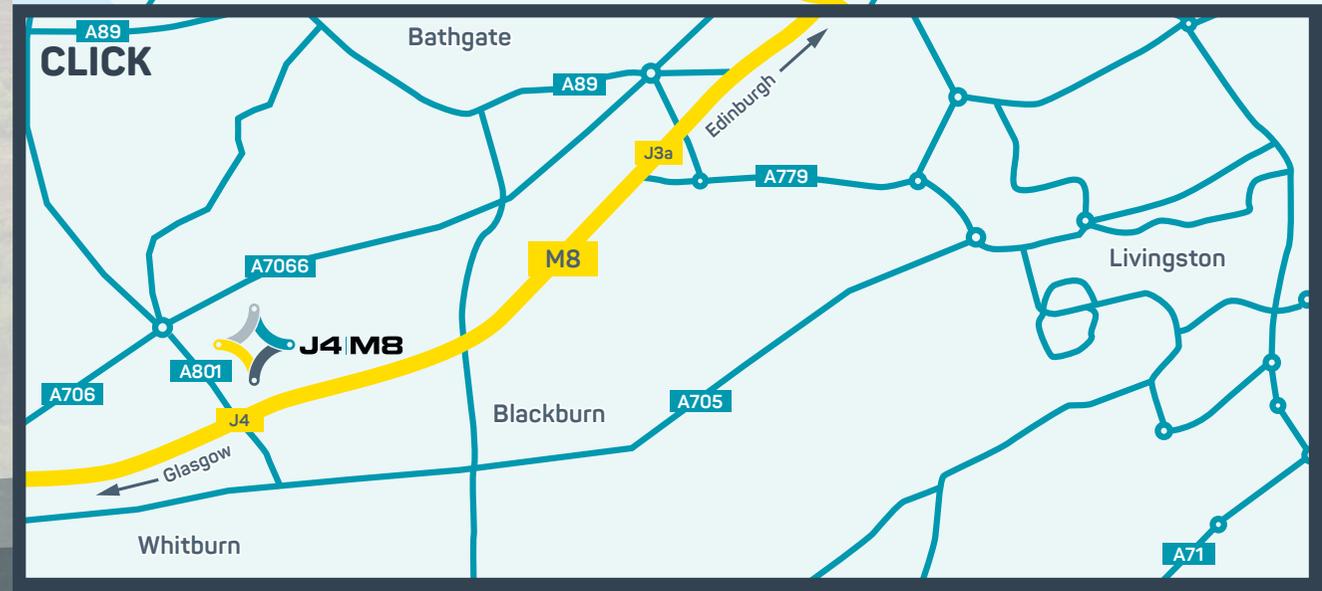
J4M8 Distribution and Business Park occupies a highly prominent and strategic location alongside the M8, Scotland's busiest motorway.

## LOCATION

J4M8 Distribution Park benefits from immediate access to the M8 at Junction 4 providing businesses with the ability to connect quickly and easily to Scotland's motorway network. Edinburgh Airport is within 18 minute's drive, Glasgow Airport 38 minutes and both Rosyth and Grangemouth Ports are also close by at 37 and 18 minutes' drive respectively.

Expanding the existing Regional Distribution and Business Centre for Scotland, Aldi have added a new Storage and Chill facility on an adjacent site bringing their occupied space to 58,528 sqm (630,000 sqft). Further occupiers on the park include GXO, Amazon and Schuh who together account for 72,464 sqm (780,000 sqft) of additional Class 6 and ancillary office space. These buildings are set within an attractive landscaped environment with tree lined roads, water features and swales.

Manchester	220 miles	3hrs 22 mins
Aberdeen	134 miles	2hrs 34 mins
Newcastle	123 miles	2hrs 33 mins
Dundee	64 miles	1 hr 17 mins
Glasgow	26 miles	30 mins
Rosyth Port	23 miles	37 mins
Edinburgh	22 miles	37 mins
Edinburgh Airport	14 miles	18 mins
Livingston Town Centre	8 miles	13 mins



1. THIS DRAWING NOT TO BE SCALED; FIGURES DIMENSIONS ONLY TO BE USED FOR INFORMATION.  
2. SHOULD ANY DISCREPANCIES BE FOUND WITH THIS DRAWING, THE DRAWING SHALL PREVAIL.  
3. COPYRIGHT OF THIS DRAWING IS OWNED BY THE DESIGNER.

CLICK ON INDIVIDUAL SITES FOR AERIAL IMAGES

SITE 6  
AREA = 9.83  
ACRES

SITE 5  
AREA = 9.76  
ACRES

SITE 7  
AREA = 12.39  
ACRES

SITE 4  
AREA = 11.62  
ACRES



SITE 1 & 2  
AREA = 20.54  
ACRES

amazon

schuh

GXO

## AVAILABILITY

The current Master Plan offers plots ranging from circa 3.55 acres upwards to accommodate buildings from circa 3,250 to 23,500 sq m (35,000 to 200,000 sq ft).

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



0 10 25 50 100 250

# DESIGN & BUILD

J4M8 is identified as one of Scotland's premier distribution and logistics locations in Scotland and benefits from 185,000 sqm of planning consent for Class 6 (Storage & Distribution Use). Of this c.128,200 sqm has already been developed, leaving approximately 56,800 sqm of accommodation yet to be built. All remaining sites have the benefit of planning permission in principle. Any new building would be subject to detailed planning consent.

Strawsons Property are in a position to offer a design and build package to occupiers seeking accommodation from 35,000 sqft to 200,000 sqft

Please click on the sites shown below for indicative plans of how the sites could be developed for distribution and logistics purposes.

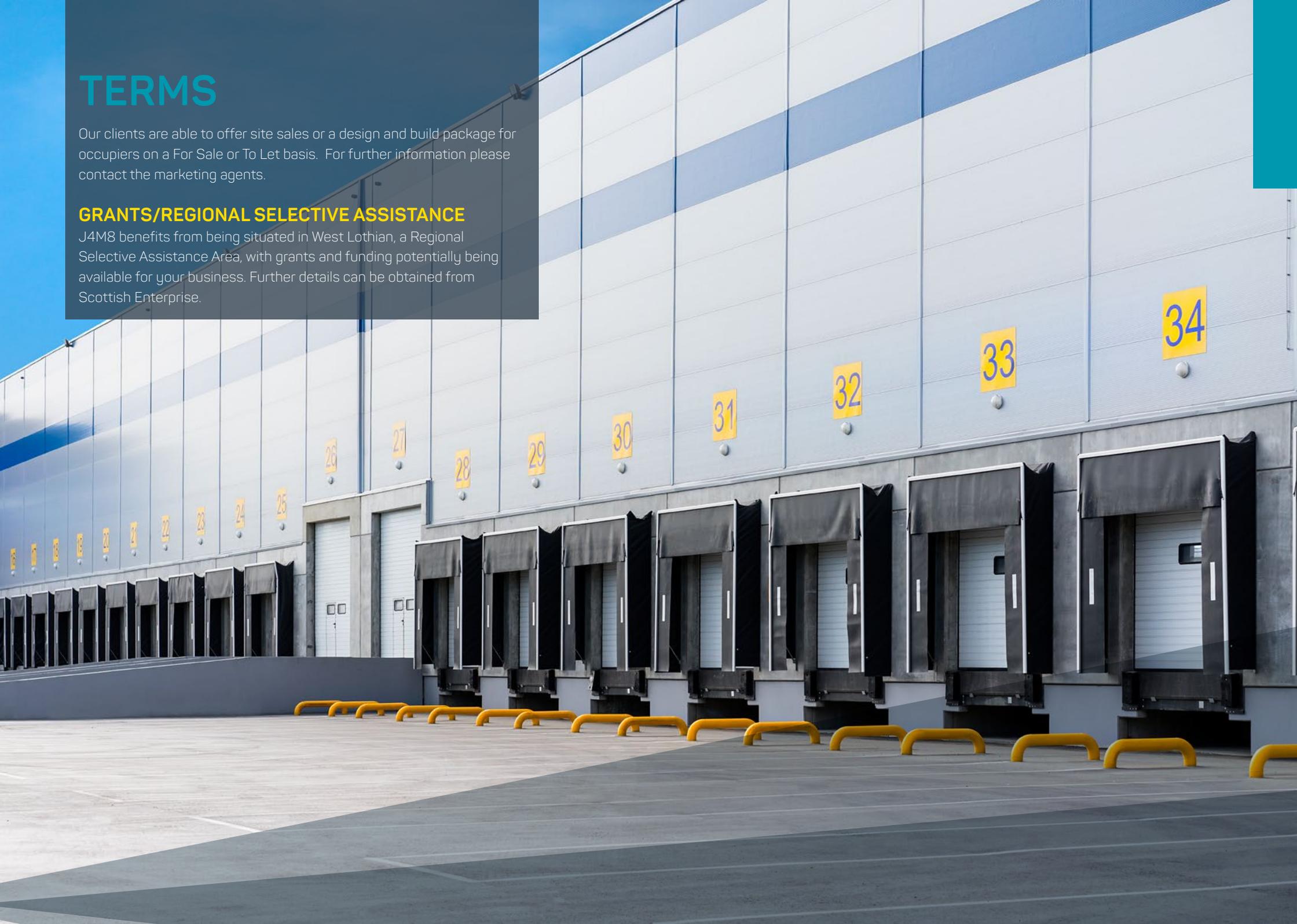


# TERMS

Our clients are able to offer site sales or a design and build package for occupiers on a For Sale or To Let basis. For further information please contact the marketing agents.

## 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.



# CONTACT INFO

**Ryden**.co.uk  
0131 225 6612

**NEIL MCALLISTER**

0131 473 3212  
07831 610721  
neil.mcallister@ryden.co.uk



**ANDREW MCCRACKEN**

0141 567 6635  
07775 813538  
andrew.d.mccracken@eu.jll.com

A DEVELOPMENT BY



**STRAWSONS**  
PROPERTY

strawsonsproperty.com

Misrepresentations Act 1967: Jones Lang LaSalle and Ryden for themselves and the vendor/lessor, as agents for the vendor/lessor give notice that:

1) We provide that the information contained in these particulars is for guidance to prospective tenants/purchasers or any other third parties and they are for general information only and are used at your own risk. 2) We will use all reasonable endeavours to ensure the accuracy of the information. However, we do not guarantee or warrant the accuracy or completeness, factual correctness or liability of any information in the particulars (especially as the information may have been obtained from Third Parties) and do not accept any liability for any errors or omissions including any inaccuracies or typographical errors. 3) Any interested lessors or purchasers or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details are correct and accurate especially in relation to site and floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4) We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, lessors or any other third party must undertake their own enquiries and satisfy themselves in this regards. 5) Unless otherwise stated all prices and rents are quoted exclusive of VAT. August 2022. Designed by 