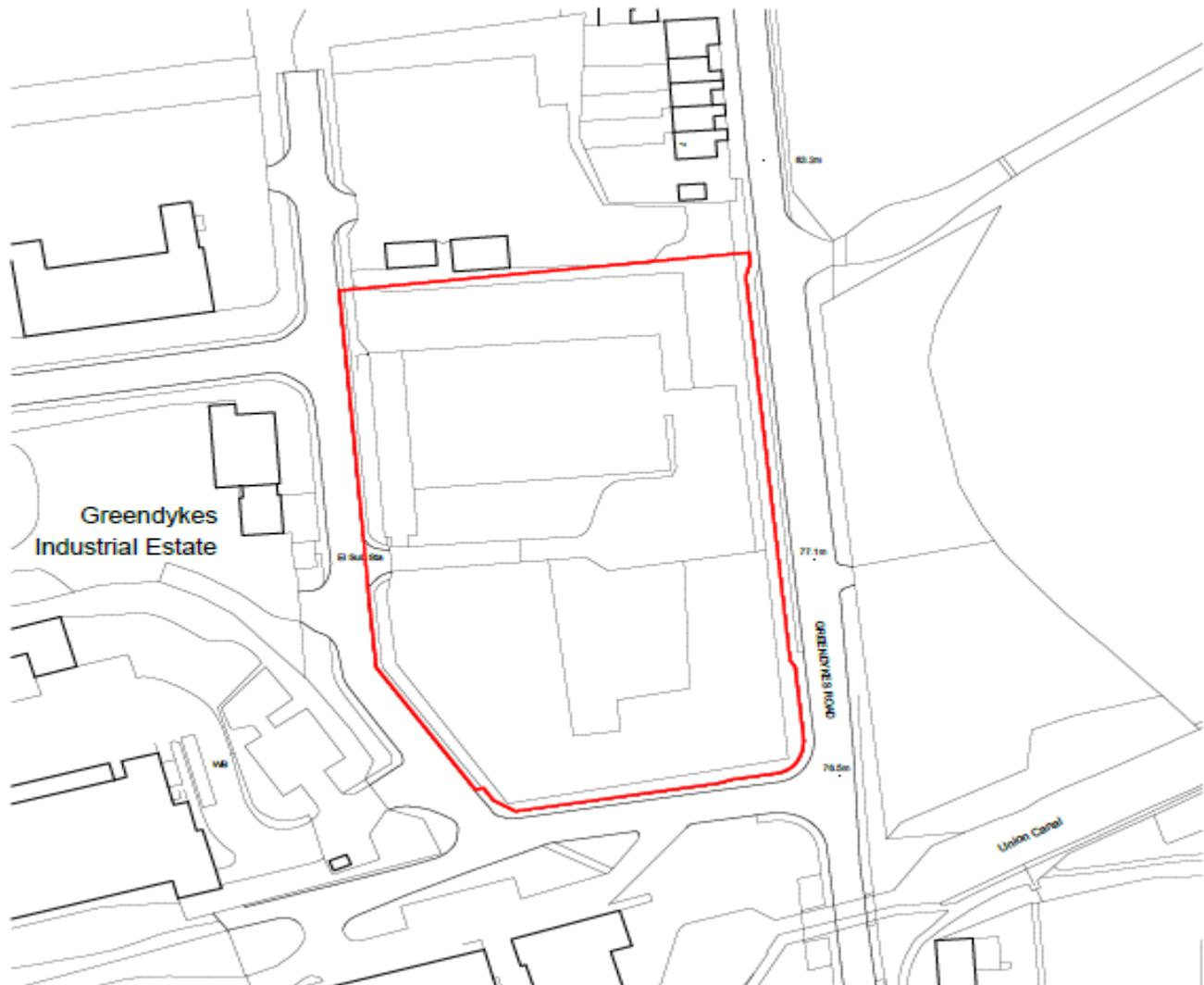


For Sale

Land
Greendykes Road
Broxburn
EH52 6PG

May 2020



Location

The subjects are located within Greendykes Industrial Estate in Broxburn, West Lothian. The industrial estate sits just to the north of the town and offers excellent access to the A89 which links Broxburn with Edinburgh and to Scotland's wider motorway network (M8, M9 and M90 motorways). Edinburgh Airport is within a 10 minute drive.

The site has a prominent roadside position, edged by Greendykes Road (B8020) to the east.

Neighbouring occupiers include Nixon Hire, Edinburgh Fabrications, Colin Brown Motors and the Broxburn Community Recycling Centre.

Description / Site Area

The subjects comprises a broadly rectangular site extending to approximately 2.65 acres (1.07 hectares) - measured via Google Maps Measurement Tool.

The site is vacant and has been largely cleared of all buildings and structures. The slab of a previous factory building remains in situ. There is vegetation to the southern and eastern borders of the site.

The previous occupier specialised as a sand and gravel supplier and there is aggregate remaining on site from their use.

There are no services currently on site. It is the responsibility of the purchaser to satisfy themselves on services.



Price

Our client is inviting offers to purchase.

Planning

The site is allocated exclusively for Class 4 Office development in the adopted West Lothian Local Development Plan (2018) (site reference E-BU 6).

Viewing

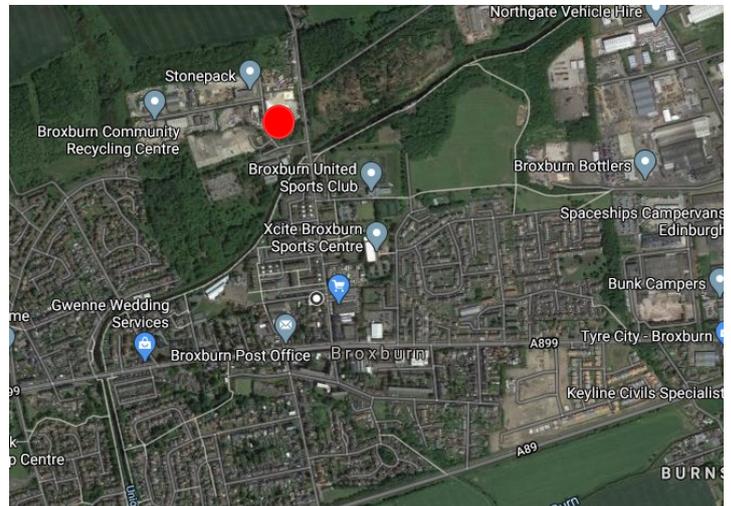
All viewings are to be arranged with the sole selling agents.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

VAT will be applicable on the purchase price.



For further information or an appointment please contact:

Kyle Williamson

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Email: kyle.williamson@avisonyoung.com

Avison Young

6th floor, 40 Torphichen Street, Edinburgh, EH3 8JB

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May 2020

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