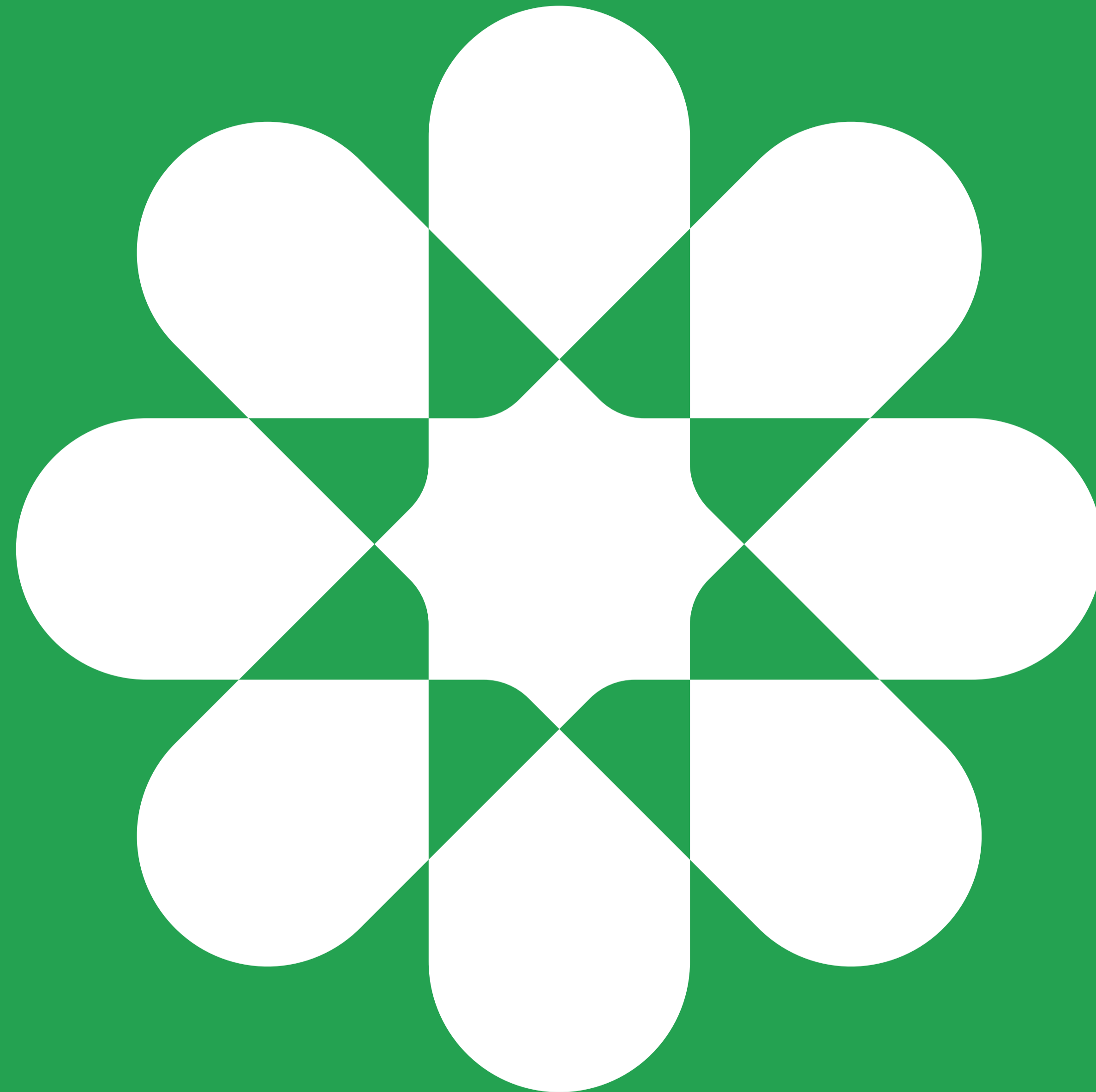


Pottishaw



Logistics Park

Pottishaw Farm
Bathgate EH48 2HU

The owner of land at Pottishaw Farm, Bathgate is seeking to explore the option of submitting the site to the forthcoming Evidence Gathering for the next West Lothian Local Development Plan.

In advance of the submission, we have been asked to identify potential employment occupier interest to support the process.

COMPUTER GENERATED IMAGE

M8 J4

Sq Ft
895,000

The Site

The subject site extends to approximately 61.5 acres (24.9 ha) immediately to the north of junction 4 M8, next to the A801, between Whitburn & Blackburn.

Whilst currently designated as agricultural land, the site is directly adjacent to a prominent, established logistics and distribution location serving Central Scotland and beyond.



- Office
- Curb
- Water
- Road

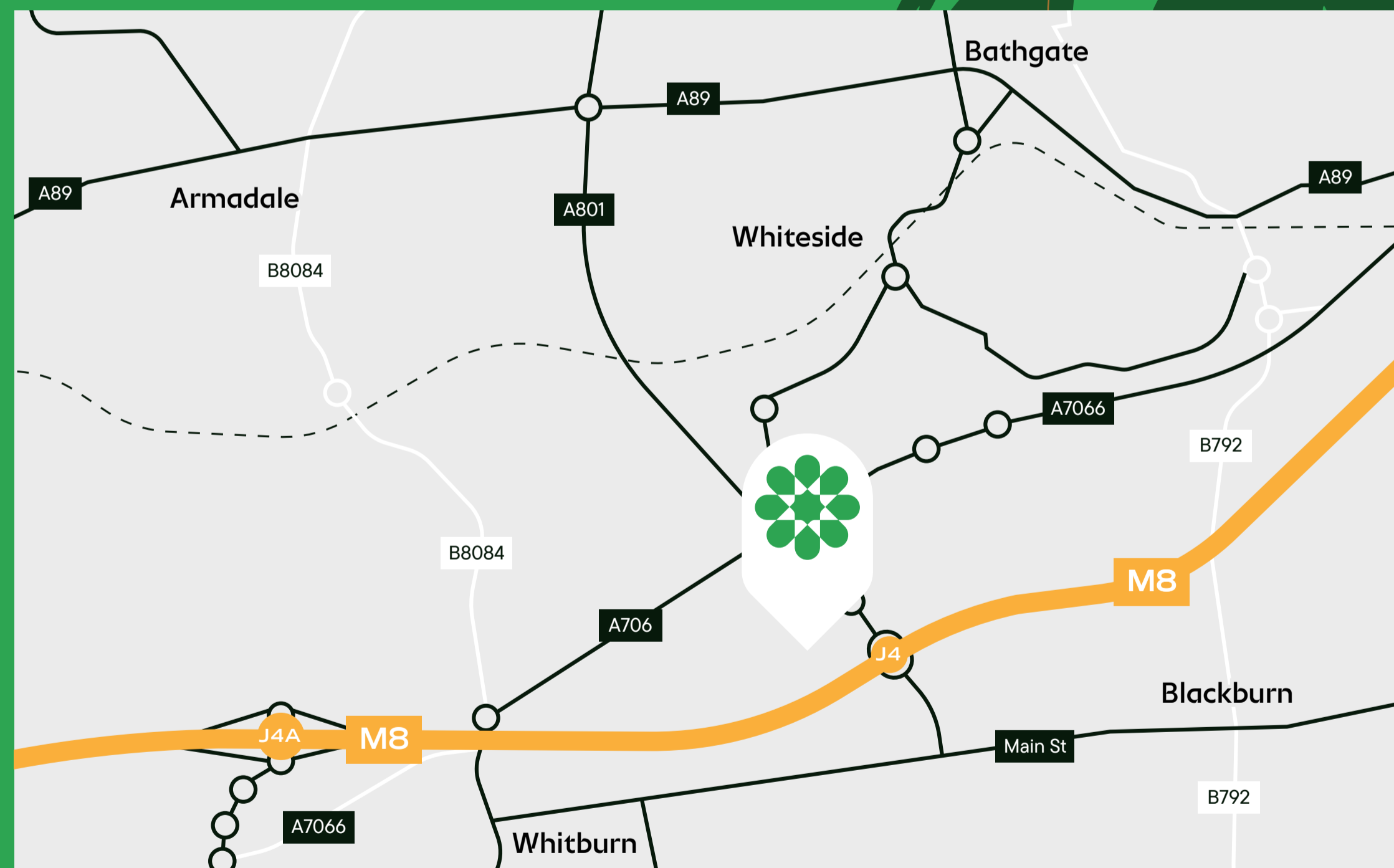
Indicative layout
subject to planning

Location

03
Dundee

Location	Miles	Km
Grangemouth Docks / Rail Freight	14	23
Edinburgh Airport	14	23
Edinburgh	22	35
Glasgow	26	42
Glasgow Airport	35	56
Prestwick Freight Airport	61	98
Aberdeen	134	216

SOURCE | AA AUTOROUTE



Accessible Population By Drive Time



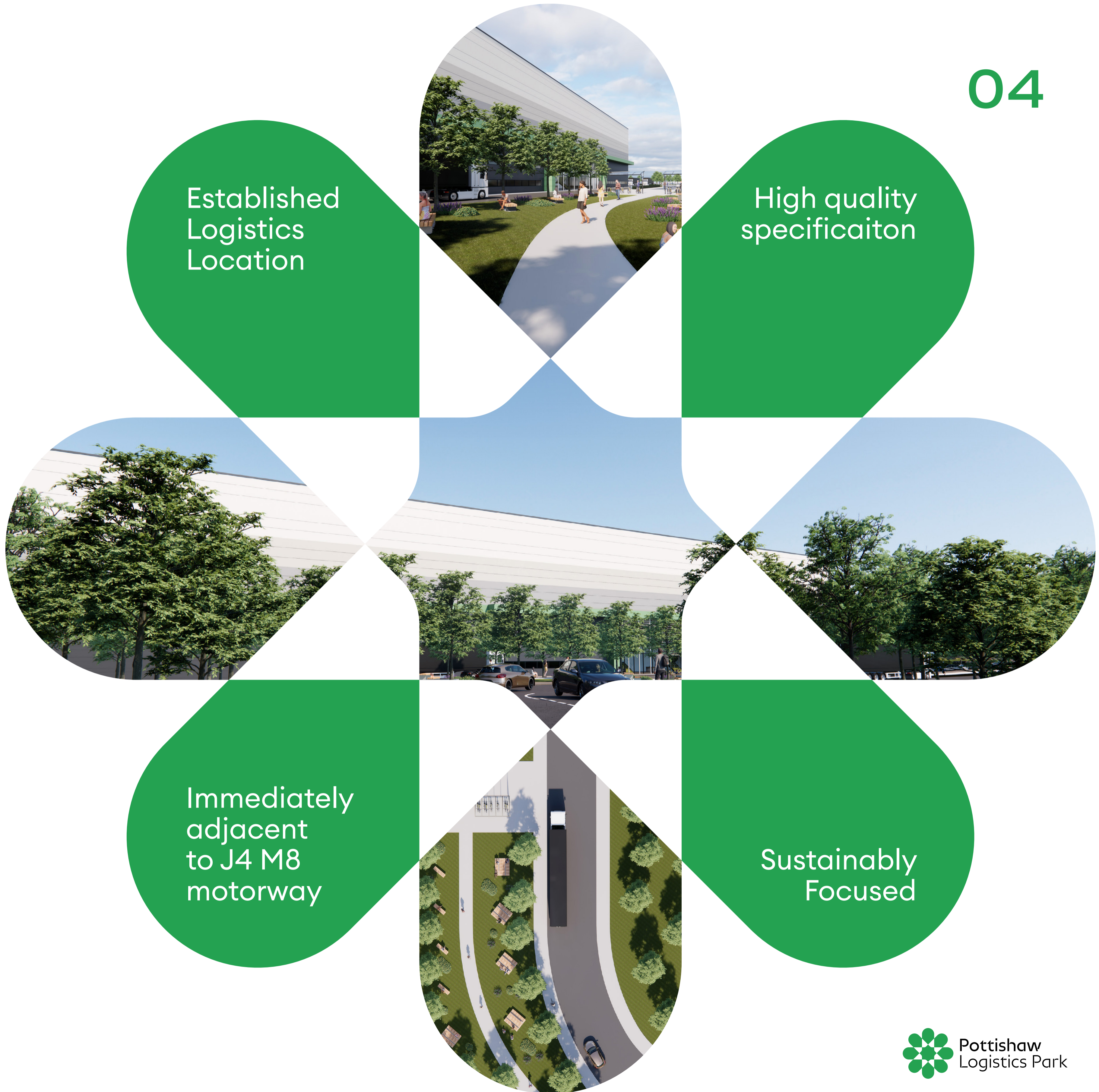
SOURCE | SMAPPEN



Site Potential

The site design concept takes account of current constraints and could conceivably provide a single unit solution with the highest sustainable design standards extending to approximately 895,000 sqft.

Alternatively, the scheme could be designed to provide a range of unit sizes to suit occupier needs.



Delivery Programme

As Pottishaw Logistics Park requires detailed planning consent, the earliest occupation could be offered would be Q1 2027.

Further Information

For further information regarding the potential opportunity please contact:

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