

COMING SOON
TO LET
AVAILABLE WITHIN 18 MONTHS


**J4 M8
200**

NEW DISTRIBUTION / LOGISTICS BUILDING – PURPOSE BUILT STRAND DRIVE, BATHGATE, WEST LOTHIAN EH48 2EA

■ 18,580 SQ M (200,000 SQ FT) ■ DELIVERY WITHIN 18 MONTHS
■ TARGET EPC 'A' ■ TARGET BREAAAM 'EXCELLENT'



CLICK HERE

LOCATION

J4M8 Distribution Park benefits from immediate access to the M8 (Scotland's busiest motorway) at Junction 4, providing businesses with the ability to connect quickly and easily to Scotland's motorway network. The centres of Edinburgh and Glasgow are 30 minutes' drive and Edinburgh Airport is within 18 minutes. Rosyth and Grangemouth Ports are also close by and both within 40 minutes' drive.

Existing occupiers on J4M8 include Aldi, Amazon, GXO and Schuh. The park is therefore well established as a major distribution hub in central Scotland.

DRIVE TIMES

EDINBURGH	30 minutes
GLASGOW	30 minutes
ABERDEEN	2 hours
CARLISLE	2 hours
MANCHESTER	3 hours 50 minutes





GXO

amazon



schuh



M8

EDINBURGH

GLASGOW



DESCRIPTION

The building will comprise a distribution or logistics building with supporting office accommodation fronting directly onto Strand Drive.

The main warehouse will be of steel portal frame construction with a minimum eaves height of 12.5m. The wall and roof cladding will be insulated panelling and the roof is inset with translucent panels providing a good level of natural light internally.

The staff and visitor car parking is to the front of the building and will be separate from the HGV access and circulation area.



SPECIFICATION



18,580 sq m (200,000 sq ft)



Minimum eaves height
12.5m



Delivery – within 18 months



TARGET EPC – A



TARGET BREEAM –
Excellent



Offices – 15,000 sq ft



Docks – 16 docks and 4 level
access doors



Yard – 50m depth



Gatehouse – Yes



Car Parking – 146 spaces
with EV charging



Dock Levellers – 16



Ground Level Vehicle Doors
– 4



Floor Loading –
50kN per sq m



Electrical Vehicle Charging
– Yes



LEASE TERMS

The accommodation is available to lease on a Full Repairing and Insuring basis. Further details are available on request.

RENT

Information on the quoting rent is available on application.

TIMING

Our clients are in the process of seeking detailed planning consent and it is expected that delivery of the building could be as early as 18 months from the date terms are agreed. There is also the opportunity for the occupier to make minor changes to the building in advance of the construction start date. Plans of the building are available on request.

RATEABLE VALUE

The property would be assessed for rating purposes on completion. An indicative rateable value could be provided on request.

EPC

An Energy Performance Certificate will be available on completion of the building. The intention is for the building to be an A+ facility within the warehouse and an A for the offices.



VIEWING & FURTHER INFORMATION

By contacting the parties below:

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June '25 Designed by **ARK** Property Marketing



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