



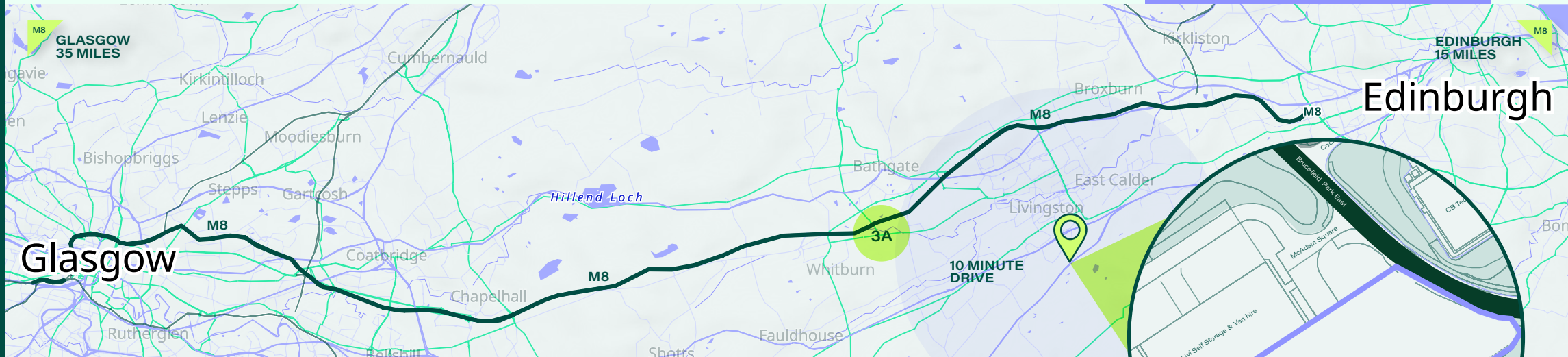
# BRUCEFIELD INDUSTRIAL ESTATE

Brucefield Park East, Livingston, EH54 9DP

LAND FOR SALE | 2.37 ACRES  
SUITABLE FOR A VARIETY OF  
USES SUBJECT TO PLANNING

# LOCATION

Brucefield Industrial Estate is located approximately 1 mile south of Livingston Town Centre. It is situated roughly 15 miles west of Edinburgh City Centre and 35 miles east of Glasgow. Livingston is the largest town in West Lothian and benefits from a strong commercial and industrial base. Key sectors include retail, electronics, pharmaceuticals and logistics. The site forms part of the well-established Brucefield Industrial Estate, which is located a 10-minute (4.5 mile) drive from junction 3A of the M8 motorway, Scotlands premier motorway network. Access to the site is directly off Brucefield Park East which connects to Newpark Road.



## SURROUNDING OCCUPIERS



# TRAVEL



## ROAD

Livingston benefits from excellent road communications. The town is accessed via Junctions 3 and 3a of the M8 motorway. Directly to the north of the estate is the A71 road which leads westbound to Kilmarnock and eastbound to Edinburgh.



## RAIL

Three Scotrail mainline rail stations supply Livingston: Uphall, Livingston North and Livingston South. The estate is located 1.5 miles from Livingston South train station. Journey times to Edinburgh are 19 minutes whilst Glasgow Services are approximately 1 hour.



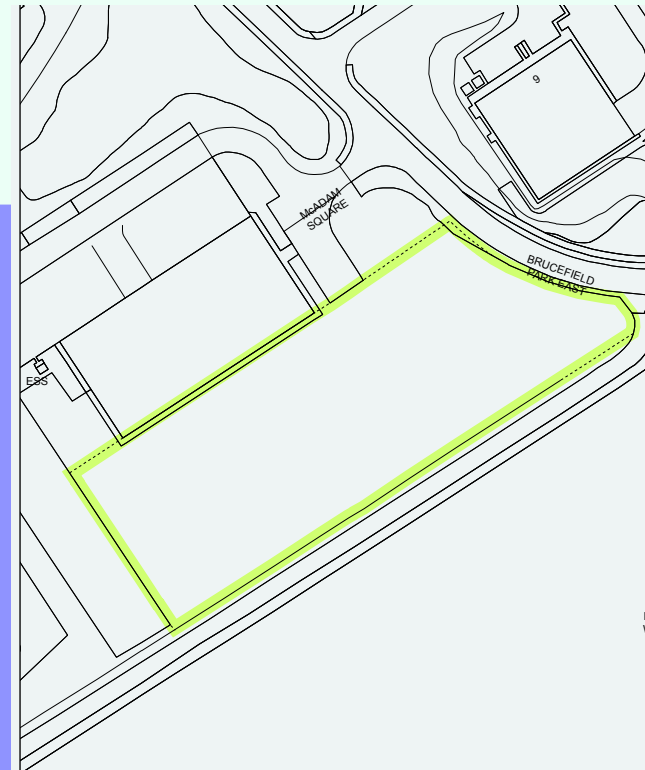
## AIR

Livingston is located 10 miles west of Edinburgh International Airport, 41 miles east of Glasgow International Airport and 64 miles from Prestwick International Airport.

[GET DIRECTIONS](#)

# DESCRIPTION

THE SITE OFFERS POTENTIAL FOR VARIOUS USES SUBJECT TO PLANNING.



The local authority for the site is West Lothian Council. The current Local Development Plan was adopted in 2018; within this, the estate was allocated as 'Employment Use'.

Further investigatory information available on request.

The subject comprises a single plot of greenfield land, extending to 2.37 acres. The north boundary of the site neighbours an industrial unit. Access to the site is from Brucefield Park East and access will be granted via the front of the site.

The local plan also categorises employment sites into one of eleven categories (A to K). Brucefield West is 'Category A' which falls under 'General Needs Industrial', allowing business use classes 4, 5 and 6.

# ADDITIONAL INFORMATION

## OFFERS

Offers are invited for the heritable interest of the subject site. Interested parties should register their interest with the sole selling agents at an early stage in order to be kept advised of any potential closing date which may be set. Please note that our client is not obliged to accept the highest or indeed any offer submitted for the site.

## LEGAL COSTS

Each party will be responsible for their own legal costs for any transaction. The purchaser will be responsible for LBTT, registration due and VAT.

## VAT

The site is VAT elected and will be payable on the transaction.

## FURTHER INFORMATION

Further information can be accessed via the sole selling agents:

**SCOTT MCPHERSON**  
scott.mcpherson@jll.com  
07596 316 625

**RHYS DAVIES**  
Rhys.Davies@jll.com  
07809 231455



JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details January 2026. Design by Ninetwo.