

Commercial, Retail & Leisure Spaces

# TO LET

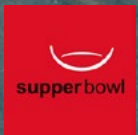
**3 SPACES AVAILABLE  
FROM 1,045 sqft**

- One of Scotland's largest regeneration projects
- Strategically located equidistant between Glasgow and Edinburgh



# HUB HEARTLANDS

**Pre-lets**



**HEARTLANDS HUB  
WEST LOTHIAN  
EH47 0SE**



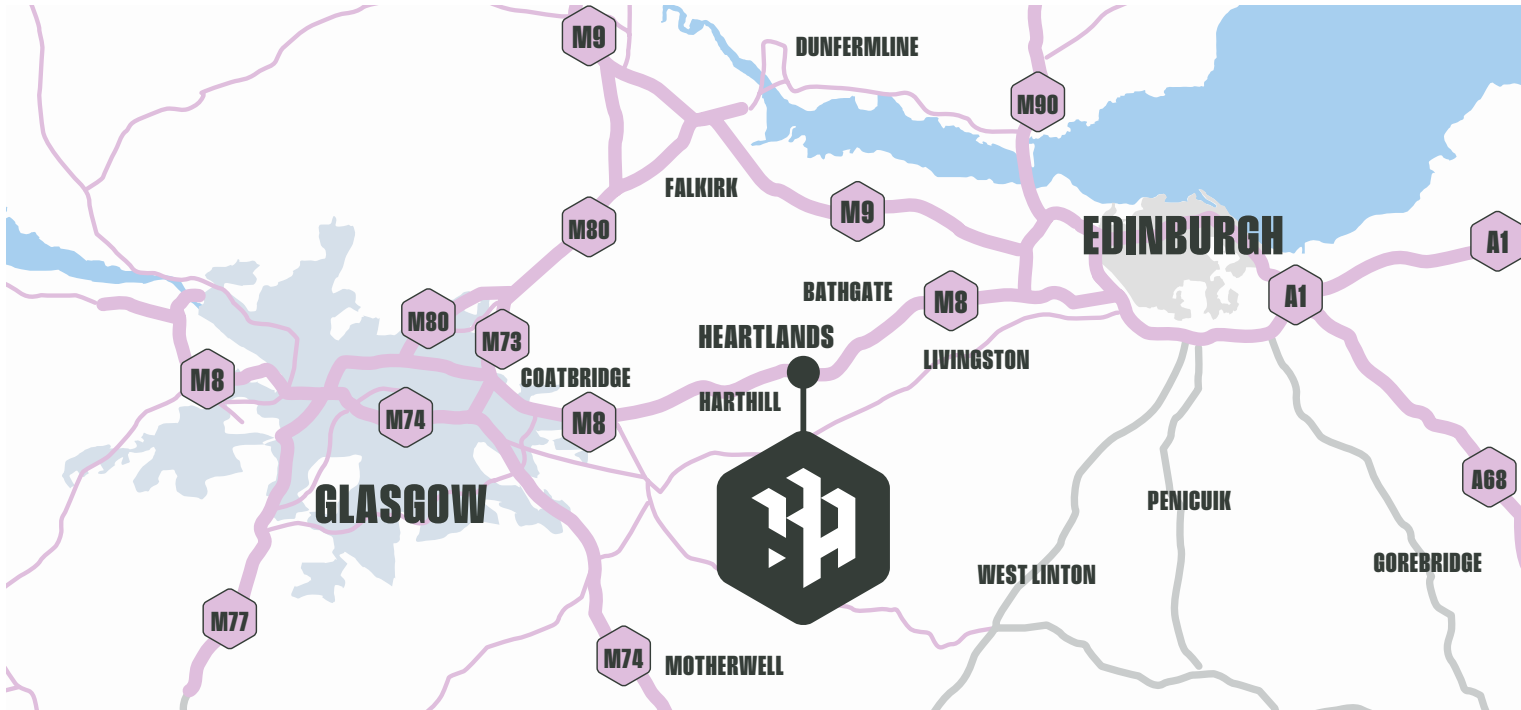


# DEVELOPMENT LOCATION

The Heartlands Hub is strategically well located on an elevated plot alongside a roundabout, off the new dedicated 4-way motorway junction off the M8 known as Junction 4A.

The Hub is clearly visible from the M8 motorway junction and sits approximately 850m from the Junction 4A slip road.

Positioned between Whitburn to the east and Harthill to the west on the B7066, the immediate area has seen significant infrastructure spend with commercial and residential development, community / educational facilities, local services and open space with associated landscaping.



# PEOPLE CATCHMENT & DRIVE TIMES

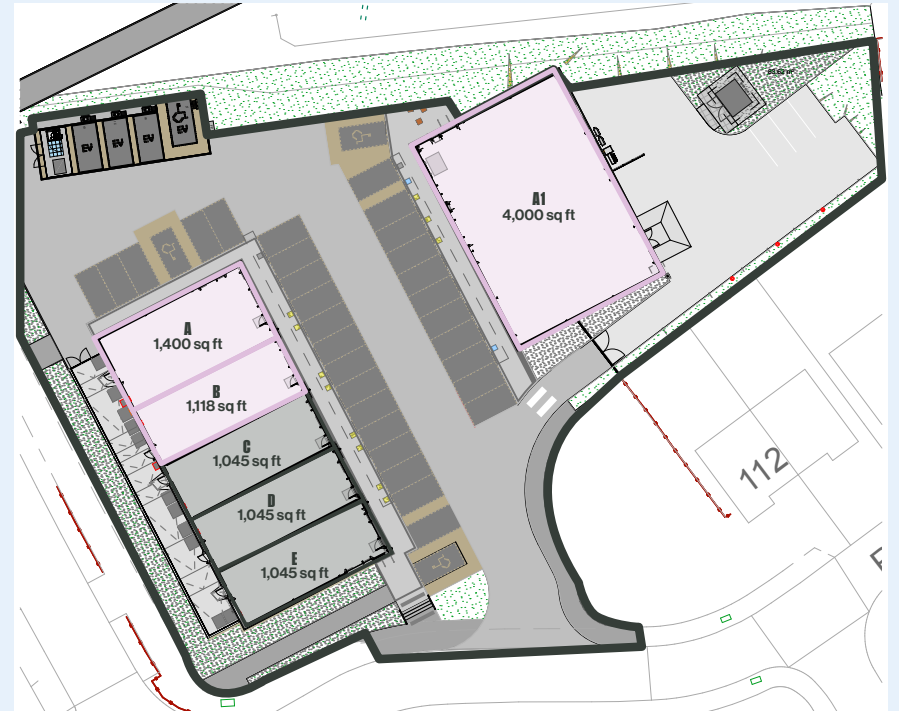
LOCATION	WHITBURN	BLACKBURN	LIVINGSTON	LONGRIDGE	FAULHOUSE	HARTHILL	BLACKRIDGE	ARMADALE	BATHGATE
Minutes	3	5	7	3	5	3	7	10	12
Population	10,800	5,250	57,000	650	16,000	2,600	1,900	12,500	21,000



# ACCOMMODATION

3 available spaces within the development which may be combined:

SPACES	TENANT	AREA (SQ FT)
A1	Scotmid	4,000
A	Dominos	1,400
B	Supperbowl	1,118
C	Available	1,045
D	Available	1,045
E	Available	1,045





# HIGHLY SPECIFIED

The development comprises new spaces arranged over the ground floor with full display windows and rear gated access for secure servicing.

The development is nearing completion, and it will include a stand-alone anchor retail convenience store leased to Scotmid, along with an additional parade of 5 spaces.

There are 42 occupier and customer car parking spaces with 4 spaces being dedicated for EV Superchargers.

Occupier signage for The Hub is offered on the fascia above each space and within the state of the art "totem" which readily identifies the development from the roadside.





# HEARTLANDS HUB

Heartlands Hub is located within one of Scotland's largest regeneration projects, which benefits from **planning consent to deliver in excess of 2,000 homes and over 1,500,000 sqft of commercial space.**

Within the wider development over 1,000 house plots have been placed under offer, sold or developed. **It is an extremely popular location for house builders** including Persimmon, Taylor Wimpey, Allanwater Homes and Bellway, with some on their 2nd and 3rd phases.

The Business Park has just witnessed **one of Scotland's largest service stations** being developed by Euro Garages. It is proving extremely popular and includes national brands such as McDonalds, Starbucks, Greggs, KFC and Shell filling station.

Heartlands is strategically well located almost centrally between Glasgow, 23 miles (c.37km) and Edinburgh, 21 miles (c.34km).

The wider development site sits just off Junction 4A off the M8. **Weekday traffic flows on the M8 witness in excess of 80,000 vehicles travelling in each direction.**





• PLANNING CONSENT TO EXTEND THE RIGGHOUSE ROAD WHICH WILL UNLOCK LAND FOR FUTURE DEVELOPMENT.  
• HOUSE BUILDERS HAVE IN EXCESS OF 400 PLOTS UNDER OFFER FOR FUTURE DEVELOPMENT.

# STRATEGICALLY LOCATED

## OCCUPIERS

1	McDonald's
2	Starbucks
3	KFC
4	Oil States Industries
5	Window Supply Company
6	Hays Coaches
7	The Flex unit
8	Xcite Whitburn
9	Lidl
10	Aldi
11	Burnhouse Industrial Estate
12	Huws Gray Whitburn



## PLANNING

Planning consent is in place for Class 1 (retail) Class 2 (financial & professional services), Class 3 (restaurant), Class 4 (office) and Sui Generis hot food take away.

## RENT / LEASE TERMS

On application.

## RATING

To be assessed following completion of works.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this opportunity. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.

## TIMING

Completion expected JUNE 2023.

## EPC

EPCs will be available upon completion.

## FURTHER INFORMATION

Available from sole letting agent

### JOHN CONROY

**T** 0141204 3838

**M** 07979 494915

**E** [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)

### JAMES GORDON

**M** 07442 899 440

**E** [james.gordon@ryden.co.uk](mailto:james.gordon@ryden.co.uk)

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**HEARTLANDS HUB  
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**VIDEO**

