

DEVELOPMENT OPPORTUNITIES

Eliburn Office Park

Eliburn | Livingston | West Lothian | EH54 6GR

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Eliburn Office Park

Eliburn Park is located at Appleton Parkway close to J3A of the M8. The entire site extends to 20 acres and will comprise a mixed use.

The area has already proved popular with occupiers including Gen-Probe, Atos Origin, Shin Etsu and Provident Financial Services.

Livingston

Created as one of Scotland's five new towns in 1963 Livingston has grown enormously in recent years and now boasts a population in excess of 50,000 people.

Strategically located within the central belt of Scotland the area has a catchment of 3 million people within a 1 hour drive and provides easy access to the M8 connecting Edinburgh and Glasgow.

Key companies that have chosen to locate here include BSKyB, Intelligent Finance, Bausch and Lomb, Jabil and Tesco.

Further investment of £130 million by Land Securities in the Element Shopping Centre has provided 275 retail outlets including Marks & Spencer's and Debenhams on its completion in October 2008. This will complement the existing Almondvale shopping centre and MacArthur Glen designer outlet, with Livingston now offering some of the best retailing in Scotland. ASDA Wal-Mart and Morrison's supermarket are all within easy reach.



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