

West Lothian Local Development Plan Main Issues Questionnaire

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West Lothian
Council

The council has commenced preparation of its first *Local Development Plan* (LDP). The LDP will replace the *West Lothian Local Plan* and will set out a local interpretation of the requirements of the *Strategic Development Plan* (SESplan) and national guidance. The LDP is a land use plan that identifies site specific development opportunities, sets out the council's key development priorities and provides the policy context for the consideration of applications for planning permission.

The current *West Lothian Local Plan* was adopted by the council in January 2009 is available to view on the council's website at <http://www.westlothian.gov.uk/WLLP>

The *Main Issues Report* (MIR) for the West Lothian LDP is the first key stage in the preparation of the LDP and we are seeking your views on this. All documentation for the MIR can be viewed at <http://www.westlothian.gov.uk/MIR>

Full details on the timetable and stages for preparing the LDP are set out in the Development Plan Scheme 6 which is also available online: <http://www.westlothian.gov.uk/article/2725/Development-Plan-Scheme>

A questionnaire to accompany the MIR is set out below and we would be happy if you would complete and return to us.

There are 98 questions that accompany the *Main Issues Report*. You do not have to respond to all of the questions set out only those which you feel are of particular relevance to you. Completed questionnaires should be returned to us by e-mail to wlldp@westlothian.gov.uk by no later than **5pm on Friday, 17 October 2014**.

Alternatively, please download a copy of the form and send it to us at: Development Planning, West Lothian Council, County Buildings, High Street, Linlithgow, EH49 7EZ (postal address only).

You can keep up to date on the LDP by subscribing to our LDP e-newsletter. If you have not already subscribed, you can do so by going to the following link and following the relevant instructions:

<https://newsletters.westlothian.gov.uk/eNewsletterPro/optin/optinealert.htm>

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Please note that any comments you make will be open to public scrutiny, but we will keep your contact details private and confidential and will only use your name or business name.

By filling in this questionnaire you are helping to shape the future of West Lothian

It would also be helpful if you would complete the *Equal Opportunities Questionnaire*, set out at the end of this document.

Local Development Plan Vision Statement

By 2024 West Lothian's population will have grown and an improved employment position within a more diversified local economy will have been established. It will be better connected by road and public transport and will have a greater choice of housing and an appropriate range of education, community, health, retail, recreation and leisure facilities and a network of green spaces to meet the needs of its growing population. Development will take place in a sustainable way that protects and improves the area's built and natural heritage assets, meets the challenges of climate change and renewable energy and helps regenerate deprived areas and improves the quality of life for people living in West Lothian.

Question 1

Do you agree with the *vision for the LDP*, or, are there other aspects that should be considered?

YES NO Don't know

Do you have any additional comments?

Question 2

Do you have an alternative vision, and if so, what is it?

The aims of the *Main Issues Report* and Associated Main Issues are set out in pages 13 of the MIR.

Question 3

Do you agree with the proposed 'Aims' of the LDP? If not, why not?

Question 4

Do you have an alternatives, and if so, what are they?

Main Issue 1: Economic Development and Growth (paragraphs 3.1 - 3.31)

Which areas of West Lothian would be best to direct new economic development towards?

How can the LDP support the council's *Economic Strategy* and facilitate the creation of jobs?

Preferred approach

The council's *preferred approach* to employment land is to review the range of uses which could be accommodated on employment land with a view to accommodating a more flexible approach. This flexible approach will involve removing the single user status of two large sites (Linhouse and Eliburn in Livingston), and allowing a wider range of uses on currently allocated employment sites at locations to be identified in the LDP. Such an approach, for example, would apply to certain traditional employment allocations and industrial estates such as East Mains Industrial Estate, Broxburn and Deans & Houstoun Industrial Estates, Livingston and at Whitehill and Whiteside Industrial Estates, Bathgate and Murraysgate, Whitburn reflecting the broad range of uses which already exist at these locations and to allow for other employment/commercial orientated uses to be accommodated e.g. car showrooms, trade centre outlets and certain leisure uses.

The LDP will continue to support development of existing employment allocations, including sites within the core development areas, and support the servicing of employment allocations to assist in attracting inward investment. New employment land allocations will also be identified to supplement and in some cases complement the existing supply, including a new strategic employment site at Balgornie adjacent to the recently opened Junction 4a on the M8 at Whitburn.

In addition, the LDP will seek to encourage small business development by promoting small workshop developments within communities and home working in appropriate locations. In a limited number of cases, existing employment land is identified as being suitable for potential residential development.

The council's preferred use of the former Vion plant in Broxburn is to allocate the site for housing.

The preferred approach would also include meeting the requirements of the SDP in full.

Alternative approach

The council's '*Alternative*' approach to employment land is to restrict the range of uses which can be accommodated on employment sites, and to seek to augment the existing portfolio (including Linhouse) by identifying new strategic or local employment sites beyond existing allocations and SESplan requirements to maximise land availability and choice for potential employers. This would, however, result in an oversupply of employment land and could see large employment estates located in non-sustainable, greenfield locations that could have associated local traffic, infrastructure and environmental impacts.

In relation to the former Vion plant at Broxburn the council's alternative approach is to continue to allocate the site for employment use.

Question 5

Do you agree with the 'Preferred' approach to employment land which would introduce an opportunity for a broader range of land use to be supported within existing employment land allocations and industrial estates?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 6

Do you agree with the 'Alternative' approach to employment land?

YES NO Don't know

Do you have any additional comments?

Question 7

Do you have any other alternative approaches? What are they and how would you make them work?

Question 8

Has the council identified enough employment land in West Lothian to meet requirements and are the larger employment sites in the right locations?

YES NO Don't know

Do you have any additional comments?

Question 9

Do you agree that the single user employment site at Linhouse, Livingston (ELv54) should be sub-divided for employment and mixed uses, including residential use of up to 250 houses?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 10

Do you agree that the former strategic employment allocation at Eliburn, Livingston (ELv25) should continue to be promoted for employment uses but not as a single user site?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 11

Do you agree that a site at Baggornie Farm, north of Whitburn, should be allocated for strategic employment land purposes?

If not, why not?

What other locations would you suggest?

YES NO Don't know

Do you have any additional comments?

Main Issue 2: **Community Regeneration** (paragraphs 3.31 - 3.34)

Where should the focus for community regeneration in West Lothian be and what should this seek to deliver?
How can the LDP incentivise development to take place within regeneration areas?
How can the LDP support the council's Regeneration Plan?

Preferred approach

The council's preferred approach to community regeneration is to focus regeneration initiatives on areas identified in the Scottish Index of Multiple Deprivation 2012. This principally includes the smaller settlements in the west of West Lothian identified as Armadale, Blackburn, Blackridge, Fauldhouse, Stoneyburn and Whitburn. Other areas include Bathgate and Boghall and settlements within the Breich Valley where headline levels of disadvantage including unemployment, financial exclusion, poor health and lower education attainment have been identified.

These communities are often characterised by a range of factors which can include high levels of unemployment, low income, lower levels of education attainment, and access to services. To create more balanced communities, address issues of multiple deprivation and to attract private sector investment it is proposed to seek to identify initiatives to generate more investment in these communities.

Alternative approach

The council's alternative to community regeneration is to not pursue regeneration objectives through the development plan and to rely solely on other council led regeneration initiatives.

Question 12

Do you agree with the 'Preferred' approach to community regeneration in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 13

Do you agree with the 'Alternative' approach to community regeneration in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 14

Do you have any other alternative approaches?

What are they and how would you make them work?

Main Issue 3: Housing Growth, Delivery and Sustainable Housing Locations (paragraphs 3.35 - 3.63)

How much new housing is required in West Lothian?

Where should new housing development take place, and where should it not be encouraged?

How can the risks associated with the existing development strategy as set out in the *West Lothian Local Plan* be reduced?

How can the rate of house building in West Lothian be increased to ensure that the required five year effective housing land supply is achieved and that the assessed housing need and demand is met in full over the plan period?

Preferred Strategy

The council's preferred strategy is scenario 3 to provide for more housing than the minimum required by the supplementary guidance required to support the SDP and the LDP should allocate housing land for an additional 3,500 houses above existing committed development. This would result in a level of development beyond requirements set out in the housing supplementary guidance to support the SDP. However, this scenario is only preferred if the council can be satisfied that the infrastructure required to support this scale of development can be delivered in full and also in recognition that it is not anticipated that this increased allowance will be delivered by 2024 but is there to allow for the delivery of development into the period 2024-2032.

This recognises that the strategy in the existing adopted local plan is reliant to some extent on a limited number of large, complex sites with high infrastructure costs being brought forward. It is now considered that a range of smaller housing sites, in various locations across West Lothian, is needed in order to provide for greater choice and effectiveness of sites, introduce local flexibility for the LDP and to ensure that a generous housing land supply is available, providing as a minimum, an effective five year housing land supply at all times, as required by SPP.

There is also a need to sustain the momentum built up in some of the existing large housing growth areas and make sure that these developments are viable going forward. Modest additional allocations in some of these areas will provide a degree of future proofing of the plan and help meet part of the need and demand for housing beyond the end of the plan period. Much of the existing housing land supply in core development areas and elsewhere will not be built out within the plan period and allocating additional housing sites in these areas through the LDP will help to maintain investor confidence and inform investment planning.

The allocation required by the draft supplementary guidance prepared by SESplan of 2,130 new houses beyond existing allocations of 22,847 units provides for a total of 24,977 units over the period 2012-2024.

By contrast, the preferred strategy proposes 26,347 houses which provides 3,500 houses above the base supply houses which is an increase of around 15% above the base supply.

This scale of housing allocation will reduce the risk of the LDP development strategy not being successful and is justified on the basis of:

- the need to maintain a five year supply of effective housing land at all times as required by Scottish Government planning policy;
- the need to ensure that there is a generous supply of housing land to accommodate the needs and demands of those seeking a house in West Lothian;
- the need to maintain West Lothian's attractiveness as an area which provides a range and choice of housing sites for those wishing to invest;
- linking the council's Economic Strategy to that of the housing market by providing a range and choice of house types suitable to indigenous and inward investors and the construction industry;
- providing for future affordable housing build programmes;
- continuing to redevelop appropriate brownfield sites;
- allowing the WLLP core development allocations and the strategic allocation at Heartlands, Whitburn to deliver over the long term whilst achieving the five year effective supply through the allocation of predominantly small to medium sized sites where requirements for infrastructure to assist delivery are less onerous on developers;
- allocating above 3,500 will generate the need for a 4th new secondary school which will be expensive to deliver in addition to existing infrastructure commitments;
- replacing allocations in the adopted *West Lothian Local Plan* which may no longer be supported by the site owners or due to reasons of development viability; and
- recognising that as the LDP progresses some housing sites may be delayed or may no longer come forward for a variety of reasons including unexpected development viability.

The preferred strategy is based around an aspiration for growth aimed at delivering sustainable economic prosperity and quality of life for communities in West Lothian and in particular building on the existing significant core development area allocations and strategic sites and will provide a broader range of housing sites.

Alternative Strategy 1

Alternative Strategy 1 reflects scenario 2 set out above and proposes that the LDP should allocate housing land for an additional 2,600 houses, above existing committed development. This would result in a level of development beyond SDP requirements set out in the draft supplementary guidance.

This proposes allocating land for 25,447 houses i.e. 2,600 houses above existing commitments to provide a housing land supply which is around 1.4% more than SDP requirements. This alternative strategy 1 is a variation on the preferred strategy but with a smaller increase in housing allocations above the minimum requirement in the SDP. Whilst Alternative Strategy 1 will provide more choice than Alternative Strategy 2 (see below) there is a risk that the housing supply will not be regarded as sufficiently generous and that an effective five year housing land supply will not be available at all times because existing large sites are taking longer to get underway and build out. This could mean that other sites not allocated for development could be promoted for development and receive planning permission contrary to the development plan. Where the five year land supply is not maintained this could leave the council open to planning by appeal.

Alternative Strategy 2

Alternative Strategy 2 reflects scenario 1 set out above and proposes that the LDP allocates housing land for an additional 2,130 houses above existing committed development. This would result in the requirement set out in the draft supplementary guidance being met but would not allow for any flexibility. A total of 24,977 houses, i.e. 2,130 houses above existing commitments, as required by the supplementary guidance for the SDP but with no flexibility allowance for additional development. This strategy represents a view that West Lothian should grow more slowly.

Whilst this alternative strategy may have certain attractions in terms of minimising impact on the environment and the need for additional infrastructure, it may mean that an effective five year housing land supply is not maintained at all times and could lead to relative economic decline whereby neighbouring authorities supporting higher growth scenarios, are better placed to take advantage of a potential economic upturn and recovery. Where the five year land supply is not maintained this could leave the council open to planning by appeal.

All of these reasons require to be balanced against the need to secure sustainable well located development, protect important environmental assets and landscapes of West Lothian and to have regard to impacts on existing communities and existing and future infrastructure requirements which are likely to arise. This will allow the LDP to focus on improving the quality of our existing established communities, facilities and environment as opposed to being negative in terms of other authorities benefitting from an upturn and the issue of planning by appeal and review a potential increase in housing numbers in the next LDP if economic recovery has indeed taken place in the first plan period.

Question 15

Do you agree with the 'Preferred' strategy for housing growth in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Whilst we have reviewed the full MIR, and are aware of the range of separate Consultation Questions, this submission is restricted to matters relating to Main Issue 3 – Housing growth, delivery and sustainable housing locations, and Question 15 of the MIR Questionnaire. On behalf of the landowners, T&B Wilson, we agree with the Preferred Strategy for housing growth in West Lothian insofar as it relates to Bridgend and the allocation of land for residential development at Bridgend Farm (MIR Site Ref: EOI-0065). On this basis, and in specific response to Questions 15, we support the Council's 'Preferred' status and the proposed allocation of the site at Bridgend Farm for residential development in the emerging Local Development Plan. Further details on the merits and advantages of this site are set out in the attached Supporting Planning Statement which sets out our full representation on this matter.

Question 16

Do you agree with 'Alternative Strategy 1' for housing growth in West Lothian?

If so, why?

YES NO Don't know

Do you have any additional comments?

Question 17

Do you agree with 'Alternative Strategy 2' for housing growth in West Lothian? If so, why?

Question 18

Do you have another alternative strategy?

What is it and how would you make it work?

Question 19

How can the council maintain an effective five year housing land supply given the current economic climate?

Preferred and alternative options for housing sites, including potential de-allocations from the *West Lothian Local Plan* (paragraphs 3.64 – 3.73)

Preferred Option

The council's preferred option is that some housing sites allocated in the adopted *West Lothian Local Plan* and identified in Housing Land Audit 2012 are not included in the LDP. Details of sites are set out in the Settlement Statements accompanying the MIR.

Alternative Option

The council's alternative option is that all housing sites allocated in the adopted *West Lothian Local Plan* and identified in Housing Land Audit 2012 be included in the LDP.

Question 20

Do you agree with the 'Preferred' option for the removal of existing housing allocations from the development plan?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 21

Do you agree with the 'Alternative' option for the removal of existing housing allocations from the development plan?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 22

Do you have any other alternative options?
What are they and how would you make them work?

YES NO Don't know

Do you have any additional comments?

Preferred Approach to the Core Development Areas

The council's 'Preferred' approach to the core development areas is to continue to support their delivery and allow for further longer term allocations at Winchburgh.

Alternative Approach to the Core Development Areas

The council's 'Alternative' approach is not to allow for any further development beyond that set out in approved master plans and the *West Lothian Local Plan*.

Question 23

Do you agree with the 'Preferred' approach to the core development areas?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 24

Do you agree with the 'Alternative' approach to the core development areas?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 25

Do you have any other alternative options?

What are they and how would you make them work?

YES NO Don't know

Do you have any additional comments?

Preferred Approach to Heartlands, Whitburn

The council's 'Preferred' approach to Heartlands, Whitburn is to look favourably on proposals for additional housing within the existing housing allocation, subject to infrastructure constraints being resolved.

Alternative Approach

The council's 'Alternative' approach is that the number of houses at "Heartlands" be restricted to 2,000.

Question 26

Do you agree with the 'Preferred' approach to Heartlands, Whitburn?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 27

Do you agree with the 'Alternative' approach to Heartlands?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 28

Do you have any other alternative options?

What are they and how would you make them work?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach to Linlithgow is that the "area of restraint" be re-considered to allow for greenfield release of housing, employment and potential tourist related development. Should the area of restraint be removed, any development would be dependent upon the delivery of a new secondary school at Winchburgh and therefore would be focussed principally in latter plan period. Any land release would follow a sequential approach as set out in paragraph 3.93

Alternative approach

The council's 'Alternative' approach to Linlithgow is that the "area of restraint" approach be maintained and that development be directed to brownfield opportunities within the existing settlement boundary in the first instance and thereafter greenfield release within the town.

Question 29

Should the definition of Linlithgow as an 'area of restraint' be removed, and if so, how should the town be developed in the future?

YES NO Don't know

Do you have any additional comments?

Should a sequential approach be applied to the release of land in and around Linlithgow to accommodate any new development?

YES NO Don't know

Do you have any additional comments?

Question 30

What alternatives are available in order to meet demand for housing (including affordable housing) and employment land opportunities in Linlithgow?

Question 31

Should land continue to be safeguarded for west facing slip roads on the M9 at Junction 3, Linlithgow?
If so, should new development be promoted in Linlithgow to ensure that funding for these can be secured?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach to the Deans South estate, Livingston, is that the area be identified for comprehensive redevelopment for approximately 300 new houses.

Alternative approach

The council's 'Alternative' approach to the Deans South estate, Livingston, is that the LDP should not identify the area for comprehensive redevelopment for approximately 300 new houses.

Question 32

Do you agree with the 'Preferred' approach for addressing the Deans South estate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 33

Do you agree with the 'Alternative' approach for addressing the Deans South estate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 34

Do you have any other alternative approaches?

What are these and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach to affordable housing is to review the terms of the current affordable housing policy and set this out in supplementary guidance.

Alternative approach

The council's 'Alternative' approach to affordable housing is to continue to implement existing policy.

Question 35

Do you agree with the 'Preferred' approach to affordable housing? If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 36

Do you agree with the 'Alternative' approach to affordable housing? If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 37

Do you have any other alternative approaches? What are they and how would you make them work?

YES NO Don't know

Do you have any additional comments?

Main Issue 4: Infrastructure Requirements and Delivery

How can we ensure that new development in West Lothian makes best use of existing infrastructure?

How can we make sure that the cost of providing new infrastructure needed to support new development does not fall unduly on the tax payer?

How can we ensure that developer contribution costs are affordable and do not make the development of sites unviable?

Infrastructure requirements and delivery – providing for community needs: education, healthcare and sports facilities

Preferred approach

The council's 'Preferred' approach to infrastructure provision, in particular education provision, is to promote additional growth which can for the most part utilise existing infrastructure capacity, and minimise additional significant new infrastructure requirements over and above existing planned upgrades and requirements. Developer contributions will continue to be sought, the basis for which will be set out in a combination of generic and specific supplementary guidance. The council's preferred approach to infrastructure delivery is supported by Policy 9 of the SDP. The preferred approach is also to further develop funding mechanisms and supplementary guidance to assist in delivery.

Alternative approach

The council's 'Alternative' approach to infrastructure provision is not to promote growth particularly that which would require substantial investment in new infrastructure given the current limited ability of the development industry to deliver up-front funding for infrastructure projects. Such an approach, however, is unrealistic and contrary to national planning policy.

Question 38

Do you agree with the 'Preferred' approach to infrastructure provision? If not, why not?

YES NO Don't know

Do you have any additional comments?

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Question 39

Do you agree with the 'Alternative' approach to infrastructure provision?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 40

Do you have any other alternative approaches?

What are they and how would you make them work?

YES NO Don't know

Do you have any additional comments?

Question 41

How can the level of infrastructure required to support the scale of development proposed be delivered?

Do you have any additional comments?

Infrastructure – transport and access in and around West Lothian (*paragraphs 3.132 – 3.159*)

Preferred approach

The council's 'Preferred' approach to promoting access to/from/within West Lothian is to address outstanding constraints in the strategic and local road network which are essential to accommodate community growth and in particular economic and housing growth and tackle existing traffic issues whilst promoting sustainable transport measures on an incremental basis in conjunction with new development, and as resources allow. Within this, the preferred approach is to promote development on or very near to existing public transport facilities or where there is potential for new facilities. This approach will help to sustain and improve services which in turn will become more attractive alternatives to the private car.

Alternative approach

The council's 'Alternative' approach to promoting access to/from/within West Lothian is to shift emphasis away from addressing road network issues to focus exclusively on sustainable transport measures, however, this is not considered a reasonable alternative given the commitment to strategic road improvements through NPF2, the SDP and the need to accommodate existing committed development across West Lothian.

Given physical, policy and resource constraints, it is not considered that there are any other reasonable alternatives to the preferred approach.

Question 42

Do you agree with the 'Preferred' approach to promoting access to/from/within West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 43

Do you agree that the council should continue to work towards the provision of a new rail station at Winchburgh?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 44

Do you have any other alternative approaches?
What are they and how would you make them work?

YES NO Don't know

Do you have any additional comments?

Main Issue 5: **Town Centres and Retailing** (paragraphs 3.160 – 3.171)

What do we need to do to promote and sustain our traditional town centres in West Lothian and consolidate the sub-regional centre at Almondvale, Livingston?

Preferred approach

The council's 'Preferred' approach to town centre retail provision in West Lothian is to:

- sustain and improve town centres by applying the sequential approach to proposals for retail and leisure development;
- reduce leakage from some areas in accordance with the council's Retail Capacity Study;
- facilitate the creation of a new town centre in Winchburgh;
- safeguard existing and promote new local neighbourhood centres: and
- bring about village and town centre improvements by highlighting development opportunities, supporting the development of brownfield sites, implementing improvements through the capital plan and, where appropriate, securing developer contributions.

The preferred approach includes removing retail policy restrictions currently in place in Bathgate and Linlithgow town centres to allow for a broader range of uses which will support the take up of empty units. In addition, initiatives to support and promote development above shops will be encouraged, subject to availability of infrastructure and to the operation of existing business premises not being unduly prejudiced.

Alternative approach

The 'Alternative' approach is to:

- sustain and improve town centres by applying the sequential approach to proposals for retail and leisure development;
- reduce leakage from some areas in accordance with the council's Retail Capacity Study;
- facilitate the creation of a new town centre in Winchburgh;
- safeguard existing and promote new local neighbourhood centres: and
- bring about village and town centre improvements by highlighting development opportunities, supporting the development of brownfield sites, implementing improvements through the capital plan and, where appropriate, securing developer contributions.

This approach excludes removing current retail policy restrictions in place in Bathgate and Linlithgow town centres.

Question 45

Do you agree that the 'Preferred' approach to town centres and retail provision in West Lothian is appropriate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 46

Do you agree with the 'Alternative' approach to town centres and retail provision in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 47

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Main Issue 6: The Natural and Historic Environment (paragraphs 3.172 – 3.213)

How can planning policy promote sustainable patterns of development to protect our valued landscapes, built and cultural heritage and create a green network across West Lothian?

Preferred approach

The council's 'Preferred' approach to the West Lothian natural environment is to direct development to appropriate brownfield sites within settlements in the first instance but also to bring forward the release of greenfield sites in sustainable locations where there are no alternatives in order to meet strategic requirements. When considering greenfield release the council will have regard to the LLDR and other relevant factors, particularly sustainability but also issues of townscape and settlement coalescence. This may allow for some release of new development sites on the edge of settlements, thereby maximising use of existing infrastructure, whilst protecting visual amenity and the biodiversity value of the countryside and preventing coalescence of settlements.

In some instances it may be necessary to extend countryside and landscape designations to protect the purposes for which the land was designated be it landscape value, landscape character and landscape enhancement, buffers to coalescence of settlements, protection of prime quality agricultural land and historic gardens and designed landscapes in West Lothian.

Alternative approach

The 'Alternative' approach to the West Lothian natural environment and landscapes is to focus less on brownfield land and allow parts of designated areas to be released for housing or employment development.

Question 48

Do you agree with the 'Preferred' approach to the natural environment in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 49

Do you agree with the 'Alternative' approach to the natural environment in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 50

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Landscape approach and designation (*paragraphs 3.172 - 3.170*)

Preferred approach

The council's 'Preferred' approach to landscape designations is to reduce the number of landscape designations in order to reflect the findings of the Local Landscape Designation Review and identify candidate Special Landscape Areas (cSLA). Special Landscape Areas will replace AGLVs and Areas of Special Landscape Control. This approach is in accord with best practice and guidance prepared by Scottish Natural Heritage and Scottish Government.

Alternative approach

The council's 'Alternative' approach to landscape designations is to continue with the current approach, relying on existing policies and designations. This would not achieve the goal of updating and simplifying landscape designations in accordance with current best practice and national guidance.

Question 51

Do you agree with the 'Preferred' approach to landscape designations in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 52

Do you agree with the 'Alternative' approach to landscape designations in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 53

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Development in the countryside (*paragraphs 3.180 – 3.181*)

Preferred approach

The council's 'Preferred' approach to housing development in the countryside is to continue to support development in appropriate circumstances for example, sensitive redevelopment of steadings; limited enabling development to secure restoration of historic buildings or structures; and replacement of houses in a habitable condition. Existing Supplementary Guidance will be updated to clarify the circumstances in which development will be permitted, and the design standards expected. The current flexibility in policies on business and tourism development in the countryside will be maintained and it is proposed to carry forward the existing policy on 'very low density rural housing in the countryside' otherwise known as 'lowland crofting' but only in the west of West Lothian.

Alternative approach 1

The council's first 'Alternative' approach to housing development in the countryside is to allow relaxations to current policies, potentially by permitting more redevelopment of rural brownfield land for housing. However, this approach is inherently non-sustainable as it would result in development which is remote from services and could lead to a proliferation of undesirable, sporadic development in the countryside.

Alternative approach 2

The council's second 'Alternative' approach to housing development in the countryside is not to maintain the current policy approach. This would include a review of the current 'lowland crofting' policy.

Question 54

Is the 'Preferred' approach to housing development in the countryside appropriate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 55

Do you agree with any of the 'Alternative' approaches to housing development in the countryside?

YES NO Don't know

Do you have any additional comments?

Question 56

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Business, tourism and recreational uses in the countryside (*paragraph 3.182*)

Preferred approach

The council's 'Preferred' approach to business, tourism and recreational uses in the countryside is to generally continue with the current policy approach set out in existing supplementary guidance.

Alternative approach

The council's 'Alternative' approach to business, tourism and recreational uses in the countryside is to allow relaxations to current policies. However, this approach could lead to a proliferation of undesirable development in the countryside.

Question 57

Do you agree with the 'Preferred' approach to business, tourism and recreational uses in the countryside?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 58

Do you agree with the 'Alternative' approach to business, tourism and recreational uses in the countryside?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 59

Do you have an alternative approach?
What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Green Networks, and extension to Pentland Hills Regional Park (*paragraphs 3.183 – 3.189*)

Preferred approach

The council's 'Preferred' approach to the green network is to define the part of CSGN in West Lothian as a network of multi-functional green corridors focussing on the existing network. This would build on the existing initiatives extending the network into the rural hinterland to connect with adjacent local authorities existing and emerging networks, and penetrating into urban areas, linking with the council's Open Space Strategy and Core Paths Plan.

Alternative approach

The council's 'Alternative' approach to the green network is to maintain the existing green spaces in their present form, with a clear urban fringe focus. This would continue to prioritise resources closest to the places people live and work, but would fail to capture the wider focus of the CSGN to link existing and new green spaces into wider multi-functional green networks.

Question 60

Do you agree with the 'Preferred' approach to the green network in West Lothian?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 61

Does the proposed West Lothian wide green network capture the best strategic opportunities or are there any missing links?

YES NO Don't know

Do you have any additional comments?

Question 62

Do you have any suggestions for a green network across West Lothian?

YES NO Don't know

Do you have any additional comments?

Question 63

Do you have any suggestions for a green network across West Lothian?

YES NO Don't know

Do you have any additional comments?

Question 64

Do you have an alternative approach? What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Question 65

What are your views on the proposed extension to the Pentland Hills Regional Park in West Lothian?

YES NO Don't know

Do you have any additional comments?

Biodiversity and Geodiversity (*paragraphs 3.190 – 3.197*)

Preferred approach

The council's 'Preferred' approach to biodiversity and geodiversity sites is to review and update the existing list of locally designated sites (Wildlife Sites and Regionally Important Geological/Geomorphological Sites RIGS) and to protect and promote improvements to them through Supplementary Guidance where appropriate. Policy protection for carbon-rich soils will be reinforced.

Alternative approach

The council's 'Alternative' approach to biodiversity and geodiversity sites would be not to promote Supplementary Guidance, but simply to map local sites within the LDP as at present. Whilst this might give the sites more prominence within the LDP, the process would be less functional.

Question 66

Do you have any general or specific issues with the proposed list of Local Biodiversity Sites and Local Geodiversity Sites?

YES NO Don't know

Do you have any additional comments?

Question 67

Do you agree with the 'Preferred' approach to Biodiversity and Geodiversity in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 68

Do you agree with the 'Alternative' approach to Biodiversity and Geodiversity in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 69

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

West Lothian Open Space Strategy 2005-2015 (paragraph 3.198)

Question 70

Do you have any views on what should be considered for the second Open Space Strategy for 2015/16?

Why should these be considered?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach to the historic environment is to review the current range of policies related to the historic environment, updating where necessary to reflect changes in legislation, and to prepare supplementary guidance to protect and promote built heritage assets and to consider designating conservation areas at Abercorn village and Hopetoun Estate. In addition, conservation area appraisals of all conservation areas will be progressed where resources allow.

Alternative approach

The council's 'Alternative' approach to the historic environment is to maintain the current approach to the historic environment and not to promote a conservation area at Abercorn village and Hopetoun Estate.

Question 71

Is the 'Preferred' approach to the historic environment in West Lothian appropriate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 72

Do you agree with the 'Alternative' approach to the Historic Environment in West Lothian?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 73

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach to Bangour Village Hospital site is to support at least 550 houses at the site, with the precise number of houses being agreed through detailed assessment of a master plan and other supporting information. Delivery of the site will be allied to the delivery of the infrastructure required to support the development whilst having regard to the built and natural environmental sensitivities of the site.

Alternative approach

The council's 'Alternative' approach is that housing development at the Bangour Village Hospital site should be restricted to 500 units.

Question 74

Is the 'Preferred' approach to Bangour Village Hospital appropriate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 75

Do you agree with the 'Alternative' approach to Bangour Village Hospital?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 76

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach to the former Bangour General Hospital site is to assess development proposals against development in the countryside policies in the LDP.

Alternative approach

The council's 'Alternative' approach to the Bangour General Hospital site is to maintain the policy presumption in favour of development as set out in the *West Lothian Local Plan*.

Question 77

Is the 'Preferred' approach to Bangour General Hospital appropriate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 78

Do you agree with the 'Alternative' approach to Bangour General Hospital?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 79

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach to the Union Canal is to promote its tourism and recreational potential and to allow for sympathetic ancillary development at the most appropriate locations along its length, having regard as to how this best fits with the wider strategy being developed by Scottish Canals for the whole waterway and in consultation with other neighbouring local authorities.

The canal also has potential to be used as a means of sustainable transport, both for leisure and commercial purposes, and it is important that opportunities to enhance local use, access and bio-diversity are maximised.

Securing the long term maintenance of this important historic structure is also paramount and it is concluded that this is best achieved by ensuring that it is well used and has as diverse a range of functions as practicable.

The rural setting of the section of the Union Canal between Winchburgh and Broxburn should continue to be protected as countryside belt or as a candidate special Landscape Designation Area as identified in the draft Local Landscape Designation Review.

Alternative approach

The council's 'Alternative' approach to the Union Canal is that no development, on or directly abutting it, and particularly in the countryside between Broxburn and Winchburgh, should be permitted. This is considered necessary in order to maintain the established setting of the Union Canal and to conserve its historic fabric. The only concession would be for necessary maintenance or for works to improve the canal and public access to it.

Question 80

Is the 'Preferred' approach to the Union Canal appropriate?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 81

Do you agree with the 'Alternative' approach to the Union Canal?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 82

Do you have an alternative approach?
What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Public Art (*paragraph 3.213*)

Preferred approach

The council's 'Preferred' approach to public art is to continue to seek developer contributions appropriate to the scale and type of development and to review supplementary guidance.

Alternative approach

The council's 'Alternative' approach to public art is to cease requiring developer contributions for public art or to limit the circumstances under which contributions are required.

Question 83

Do you agree with the 'Preferred' approach to public art?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 84

Do you agree with the 'Alternative' approach to public art?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 85

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Main Issue 7: Climate Change and Renewable Energy (paragraphs 3.214 - 3.225)

How can future patterns of development in West Lothian increase climate resilience and contribute towards meeting Scottish Government targets for reducing greenhouse gas emissions and increasing renewable energy?

Preferred approach

The council's 'Preferred' approach for renewable energy is to retain the supportive policy framework for renewable energy developments, extending it to all low carbon energy technologies and implement the terms of supplementary guidance for wind energy developments.

Alternative approach

The council's 'Alternative' approach for renewable energy is to retain the current criteria-based wind energy policy, without the support of a spatial framework. This is not considered to provide the necessary guidance for landowners or the industry, as required by Scottish Government and would not be in accordance with current best practice, Scottish Planning Policy and guidance.

Question 86

Do you agree with the 'Preferred' approach to renewable energy?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 87

Do you agree with the 'Alternative' approach to renewable energy?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 88

Do you have an alternative approach?
What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Flood risk and management (*paragraphs 3.226 – 3.229*)

Preferred approach

The council's 'Preferred' approach to flood risk is to maintain and update existing policies and supplementary guidance on flood risk, taking account of legislative requirements and emerging Scottish Government guidance, including the RBMP as appropriate.

Alternative approach

The council's 'Alternative' approach to flood risk is to go beyond requirements and identify and protect areas of land for natural flood management as this will be a consideration in the new management plans.

Question 89

Do you agree with the 'Preferred' approach to flood risk appropriate?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 90

Do you agree with the 'Alternative' approach to flood risk?
If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 91

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Air quality and noise (*paragraphs 3.230 – 3.232*)

Preferred approach

The council's 'Preferred' approach to air quality is to maintain and update existing policies on air quality, taking account of legislative requirements and any emerging Scottish Government guidance.

Alternative approach

There are no reasonable alternatives to the preferred approach.

Question 92

Do you agree with the 'Preferred' approach to air quality appropriate?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 93

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Main Issue 8: Minerals and Waste (paragraphs 3.233 – 3.246)

How can planning policy promote and ensure sustainable approaches to waste management and mineral resources in West Lothian?

Minerals (paragraphs 3.233 - 3.242)

Preferred approach

The council's 'Preferred' approach towards mineral extraction is to continue to implement the policy approach set out in the SDP and the adopted WLLP. The policy approach set out in these will however, be reviewed to take account of the guidance contained within SPP. This may be pursued through supplementary planning guidance.

Alternative approach

The council's alternative approach towards mineral extraction is to take a more liberal approach to opencast coal and hard rock extraction by widening the opencast coal "broad areas of search" and identifying the whole of West Lothian as an area of search for other minerals to be extracted, subject to environmental and residential amenity considerations and constraints, by identifying these areas and appropriate buffers beyond which the search for minerals could take place.

Question 94

Do you agree with the 'Preferred' approach to mineral extraction?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 95

Do you agree with the 'Alternative' approach to mineral extraction?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 96

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Preferred approach

The council's 'Preferred' approach towards waste management is to support the objectives of the Zero Waste Plan, to accommodate new provision through extensions to existing recycling facilities, or in other suitable areas and to provide a policy framework which supports the development of these facilities.

Alternative approach

The council has not identified a reasonable alternative approach to the preferred approach.

Question 97

Do you agree with the 'Preferred' approach to waste management?

If not, why not?

YES NO Don't know

Do you have any additional comments?

Question 98

Do you have an alternative approach?

What is it and how would you make it work?

YES NO Don't know

Do you have any additional comments?

Additional information

Extra page for additional information you want to give on question(s). Please state the question number text refers to.

Please refer to attached Supporting Planning Statement for our full grounds of representation on Question 15.



Our Ref : SG/JL/1109

16 October 2014

Development Planning
West Lothian Council
County Buildings
High Street
Linlithgow
West Lothian
EH49 7EZ

Dear Sir / Madam,

**REPRESENTATION : WEST Lothian LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT
HEARTLANDS BUSINESS PARK, WHITBURN**

Following the publication of the West Lothian Local Development Plan Main Issues report, we write on behalf of our clients, Ecosse Regeneration Management Ltd, Heartlands (Central) Ltd and Land Options (West) Ltd, to provide comment in relation to the site at Heartlands, Whitburn. It should be noted that this representation relates directly to the land at the Heartlands Business Park site (**see Appendix 1 – current approved Heartlands Business Park Masterplan for site area**).

Upfront and for the avoidance of doubt, it is submitted that the preferred approach within the West Lothian LDP Main Issues Report to allow a wider range of uses on currently allocated employment sites in locations to be identified in the LDP is welcomed and supported. It is however submitted that the range of acceptable uses on such sites should be increased to include other employment / commercially orientated uses such as retail floorspace (food) where appropriate, retail warehousing (non food) where appropriate, trade centre outlets, tourist related uses, car showrooms, hotels, gyms, restaurants, cinemas, roadside services, garden centres, other leisure uses etc. It is requested that the entire site known as the Heartlands Business Park is treated in such a manner and allocated as a Mixed Use area (to allow for the full range of uses outlined above) in the emerging West Lothian LDP. Indeed it is significant to note that the Heartlands Business Park already benefits from planning consent for uses which include 5,561sqm retail floorspace, restaurant / pub, hotel and health and fitness centre / crèche.

It should be noted that the business park forms part of the wider Heartlands regeneration site, located to the west of Whitburn and to the south of M8 motorway. In all regards it is submitted that the wider Heartlands site, including the business park area, has been the

P L A N N I N G & D E V E L O P M E N T C O N S U L T A N T S

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subject of extensive decontamination and reclamation with suitable engineered platforms and ground conditions provided to enable development proposals to be constructed.

In all regards outline planning consent was granted in November 2003 by West Lothian Council for an integrated business park, residential and golf course development, including hotel, leisure and community facilities as well as the contribution of a motorway junction, a transport interchange (park and ride), roads and related infrastructure and landscaping on the Heartlands site.

In light of the above uses as approved in planning consent 0493/P/2002 known as the Heartlands Outline Masterplan Consent, it should be noted that condition 36 of this consent states :

“The land at the Cowhill Business Park shall be safeguarded and made available for employment uses as set out below unless otherwise subject to a planning permission to vary this condition.

- a) *46,635 sq. m. of business use as defined in Class 4 to the Town and Country Planning (Use Classes) (Scotland) Order 1997;*
- b) *46,635 sqm m. of Class 5 (Industry) uses as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;*
- c) *46,635 sq. m. of Class 6 (Storage & Distribution) uses as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;”*

As you will note from the above condition, the business park has been split equally into three parts for uses within classes 4, 5 and 6 respectively. It is however significant to note the content of a report prepared by Colliers and James Barr entitled ‘commentary on the M8 corridor out of town office market’. This report, **enclosed as Appendix 2**, makes pretty bleak reading in terms of the prospects for attracting class 4 business space uses and clearly states the following :

*“The market conditions (as set out in the report) identify a set of circumstances where we now have a gross over-supply of office space constructed and lying vacant at a point in the economic cycle where we are in a major recession and witnessing a collapse in demand for new space. Even working on the basis of average take-up figures in more robust economic conditions, **the situation is such that the Central Belt out of town office market currently has a supply of completed developments available for immediate occupation capable of accommodating well in excess of 10 years anticipated take-up, with much of this space in new high quality developments available for first lettings.** Such is the strength of the economic headwinds which we are now facing, it is highly unlikely that we will see a significant recovery in economic activity and resultant demand for office space in the next 3-4 years and, accordingly, the currently supply of accommodation could satisfy demand well*

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into the next decade. Meantime, the severe competition between existing landlords resulting in low quoting rentals and large tenant incentives, combined with the general difficulty in raising construction finance means that it is impossible to make new development viable at the present time or for the foreseeable future.

Furthermore it is important to note that none of the above take into account any of the serviced expansion land in established developments such as Edinburgh Park, Newbridge, Axis Park, Maxim and Strathclyde Business Park which already have planning consent and where a further 3.5 million square feet of new accommodation could easily be constructed if it were ever needed.

It is against this backdrop that the agents have been seeking to market class 4 sites at Heartlands since the beginning of 2008 and despite a protracted marketing campaign they have been unable to secure any forward commitments for speculative development as a result of the supply and demand conditions set out earlier. This complete lack of developer interest in class 4 development is of real concern given the significant allocation of land that is proposed for this use, combined with the realisation that new speculative class 4 development will not be seen in the out of town market for many years to come.

This fact has already been recognised by Local Authorities such as West Lothian who have recently allowed Gladman Developments to re-submit planning for a change of use at their Eliburn development in order to reduce the class 4 office component of the scheme in favour of other more viable uses.

In the case of Heartlands, given the sheer amount of class 4 development which has “in principle” consent, it is inconceivable that anything like this volume of space will ever be developed and, accordingly, it is the agents’ view that the masterplan needs to be revisited not only to consider the size of the class 4 component that can realistically be supported, but furthermore the position of these sites relative to the other anticipated commercial uses. In this regard it is submitted that the council should consider / allow for more viable uses on the Heartlands site in question.”

In addition to the above the report goes on to conclude as follows :

“The out of town office market has seen dramatic changes in fortune over the last 10 years since the Heartlands development was granted outline planning permission, with a period of rapid expansion coinciding with a major global economic downturn, the consequences of which are likely to be felt for many years to come.

The sheer imbalance between supply and demand for out of town office space is such that there is little prospect of any new development activity taking place for many years to come unless underpinned by major pre-lets and even there, it is only likely to be the more mature and well established business parks which attract such interest.

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The Heartlands development was conceived at a time when the economic outlook was significantly different to that which we find ourselves in today and given the sheer scale of the current problem, it is inconceivable that a development such as Heartlands is capable of attracting anything like the scale of class 4 development anticipated at the time of the original planning application. Accordingly, we would suggest that a revisiting of the masterplan is required, not only to address the size of the class 4 component of the scheme but also to look again at where such a use is accommodated within the overall masterplan in order to create an economically viable development. In this regard it is submitted that the council should consider / allow for more viable uses on the Heartlands site in question."

In light of the above conclusions, as detailed in the aforementioned report, it is submitted that alternative use options should be considered in place of the 46,635sm of class 4 business use as detailed by condition 36. Indeed, it is maintained that due to the large abundance of class 4 office space within the M8 corridor the emerging West Lothian Local Development Plan must allow for the development of alternative uses on the Heartlands Business Park in order to ensure that development and ongoing investment at Heartlands is maintained and indeed encouraged.

In this regard it should be noted that other potential uses on the business park at Heartlands already benefit from planning consent, namely :

- 5,561m² of class 1 retail floorspace
- restaurant / pub
- hotel
- health and fitness centre and crèche

Given the above and the number of consented uses which already exist on the business park, it is submitted and indeed requested that the Heartlands Business Park is reallocated within the emerging West Lothian Local Development Plan as a Mixed Use site which can accommodate uses including classes 4, 5 and 6 but also other employment / commercial orientated uses such as hotels, gyms, restaurants, retail floorspace (food), retail warehousing (non food), trade centre outlets, car showrooms, cinemas, roadside services, garden centres, tourist related uses, other leisure uses etc. It is submitted that such a reallocation of the site in question will help to encourage investment and subsequent development on the Heartlands site, which will in turn help to create jobs and ensure that the ongoing regeneration of a key West Lothian site is protected and promoted.

In addition, it is submitted that the reallocation of the Heartlands Business Park to a Mixed Use area would help reflect the planning consents which already exist on the site and furthermore would help secure the early development and continued regeneration of the site. Indeed, the lack of class 4 interest in the site combined with the large abundance of available class 4 office space within the M8 corridor is something which cannot be overlooked as a factor in limiting the future development of the business park. In all

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regards the allocation of the Heartlands Business Park as a Mixed Use area would increase the attraction of the site to be successfully developed by a wide range of potential users as previously outlined.

In considering the proposed reallocation of the Heartlands Business Park to a Mixed Use area it is also significant to consider the wider Heartlands development. In this regard the Heartlands site benefits from planning consent for 2,000 residential units (with in excess of 200 units under construction), while the proposed West Lothian Local Development Plan Main Issues Report allocates a further 250 residential units. In this regard it is submitted that **it is imperative that an appropriate level of facilities and services are provided to serve the new expanded community of Whitburn** as the existing Whitburn town centre is extremely limited in terms of both quality and quantity of retail offering. A Mixed Use area which includes potential uses such as those within classes 4, 5 and 6, retail floorspace (food), retail warehousing (non food), trade centre outlets, tourist related uses, car showrooms, hotels, gyms, restaurants, cinemas, roadside services, garden centres and other leisure uses etc., will help provide key services to the existing and future residents of Whitburn.

In terms of retail it is submitted that the proposed Mixed Use zoning would allow for an appropriate level of floorspace of both convenience and comparison retailing. The inclusion of such floorspace within the allocation would, it is submitted, help reduce the need to travel (for example to Livingston) to access comparison retailing given that Whitburn has an extremely limited and restricted retail offer.

In this regard it is significant to note the content of the adopted West Lothian Local Plan (2009) which states :

“Broxburn, Whitburn and Armadale offer limited development opportunities within their existing town centres so there may be some justification to look to sites outwith the town centre boundary.”

It is therefore submitted that the existing adopted West Lothian Local Plan recognises the restrictions of Whitburn town centre and in all regards it is submitted that the reallocation of the Heartlands Business Park as a Mixed Use area which includes an element of both comparison and convenience floorspace is essential in helping to retain retail spend within Whitburn and also in providing much needed services and facilities to the existing and future residents of Whitburn.

Notwithstanding the above, it is significant to note that a sequential test has been undertaken in relation to the suitability of the Heartlands Business Park to accommodate retail floorspace (food) and retail warehousing (non food), and concluded that :

- ❑ The designated Whitburn Town Centre is a long narrow centre based around a tight urban grain of streets which focuses primarily on Main Street. The centre itself accommodates primarily a very limited number of small, independent retailers, while

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national retailers, namely Co-op, Boots and Greggs, also operate. Comparison retailing is very limited with only a small number of independent retailers such as Scots-Sport, Pound Savers, Home Store and Top Marx, all located within the town centre. It should be noted that most retail units within the town centre are small in size, located below residential properties and are tightly packed in with no room for expansion.

- ❑ Parking within the town centre is restricted, with limited on street parking on Main Street while only a very limited and small number of parking opportunities exist to the rear of some properties.
- ❑ Whitburn offers very limited opportunity within the existing town centre.
- ❑ There is not a site or premises within the town centre of an appropriate size which offers or could offer modern purpose-built retail floorspace or retail warehousing with the required ample car parking and service areas.
- ❑ There are no suitable / available alternative edge of centre sites or premises which could accommodate the proposed retail floorspace (food) and retail warehousing (non food).
- ❑ No other commercial centre is identified within the vicinity of Whitburn.
- ❑ Two standalone larger convenience retail units operate from a site on Longridge Road.
- ❑ The site at Longridge Road is occupied by two retailers and has no deliverable available land for expansion which could accommodate retail floorspace (food) and retail warehousing (non food).
- ❑ Planning consent 0197/FUL/10 already establishes the principle of 5,561sqm of retail floorspace on the business park (of which 30% is comparison).

In this regard, it is significant to note that Whitburn at present is extremely limited in the services which are offered to residents, with only a restricted offering in terms of comparison and convenience retailing.

In light of such a restricted retail offer Whitburn relies heavily on Livingston with significant levels of spending leaving Whitburn to the benefit of Livingston.

In this regard it is considered worthy to note that in 2008 West Lothian Council commissioned a retail capacity study (carried out by Halcrow) and while focussing on convenience shopping it is important to note that the conclusions of this study identified a

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significant amount of retail leakage from the Whitburn area to larger stores in larger settlements in West Lothian as follows :

- ❑ **£45m expenditure (net) available to spend within Whitburn catchment area**
- ❑ **75.7% of this spent outwith catchment area (leakage)**
- ❑ **Report concluded that greater retail capacity required within Whitburn area to retain local spend and negate leakage**

As the wider Heartlands proposal seeks to ensure that Whitburn is regenerated in the housing and business sectors in particular, it is also important to ensure that other facilities which are required to serve expanding communities keep pace with the expansion to provide the most appropriate level of facilities for existing and new residents.

In all regards it is submitted that when the growing needs of the Whitburn area are considered, something requires to be done to help counter the leakage and the pull of larger stores elsewhere and to help Whitburn and Heartlands become a sustainable and more self sufficient community than is presently the case. It is submitted that the rezoning of the Heartlands Business Park as a Mixed Use area along the lines suggested via this representation and via the emerging West Lothian LDP will start to address this outlined imbalance and leakage.

Given this and the aforementioned report conclusions, it is considered that the following quotes taken from the body of the supporting retail / planning assessment (March 2010) which accompanied application 0197/FUL/10 (for the erection of a supermarket etc. on the Heartlands Business Park) are also considered of relevance :

- ❑ ***“Whilst it was correct to ensure that Livingston town centre expanded to compete for trade in the wider Edinburgh catchment, the centre of Livingston is now so strong that it is a much stronger drawn than any of the other town centres in the wider West Lothian area. It is now an appropriate time to consider how the expanding smaller towns which are experiencing substantial residential growth can grow in a sustainable manner to ensure that community services such as retail facilities keep pace with this level of growth”*** (paragraph 2.12 refers).
- ❑ ***“As has been demonstrated above, in West Lothian the success has been in developing Livingston town centre as a sub-regional shopping centre which includes a very large range of comparison goods shops as well as the largest food store in Scotland and one of the largest in the UK. As the Halcrow report states in paragraph 6.5.2 this Wal-mart / Asda store is one of the best performing stores in Scotland in terms of turnover by floorspace. Livingston also has a well established network of other centres and stores which drawn trade from a wider area. Such success has ensured that the council area as a whole retains much more of the locally generated expenditure on all goods. However, this expenditure is now***

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heavily concentrated in Livingston which is to the detriment of other more peripheral towns. Whitburn in particular is not in a position to compete with the strength of the stores in Livingston and Bathgate which leads to unsustainable shopping trips occurring on a regular basis which is contrary to the objective of the structure plan retail policies” (paragraph 3.10 refers).

- “The retail section of the local plan confirms that Livingston town centre has achieved the aim of becoming a strong and vibrant sub regional centre which serves the district and beyond. The town centre has now become so successful that trade is drawn from outwith the area due to the amount of free car parking available and the major draws of large stores and the factory outlet centre. The local plan therefore acknowledges in paragraph 9.3 that market forces have been running against investment in smaller town centres.....The local plan has as its central regeneration policy to sustain appropriate commercial and community facilities in these towns, not least by encouraging continuing population growth to support them. This central policy position therefore supports the form of development now being proposed” (paragraph 3.18 refers).*
- “The final aim of the local plan retail strategy is to ‘promote new retailing provision in the key areas of major planned growth in West Lothian, identified in this local plan, but commensurate with supporting the existing nearby centres’. This aspect of the strategy acknowledges that new retail provision is best located within the planned areas of growth such as in Heartlands. The test being that the scale of development should be commensurate with supporting the existing nearby centres. This acknowledges that the new retail development will not be in these centres, but that the retail development should be seen to support the role of the centre. In this regard, the town of Whitburn is currently failing to attract the expenditure which is generated by residents within the nature catchment of the town. The town centre is too small to attract significant expenditure and as such its role remains that of a local centre for top up shopping rather than as a main food shopping destination or a comparison shopping destination.....the proposal can be seen as being commensurate with support the role of Whitburn as a whole and countering the massive pull of Livingston and Bathgate” (paragraph 3.19 refers).*
- “In paragraph 9.38 the local plan also recognises that Whitburn offers limited development opportunities within the existing town centre and this is agreed. It states that there may therefore be justification to look to sites outwith the town centre boundary” (paragraph 3.21 refers).*
- “This study does not look in any detail at the comparison sector of the market as the proposed store will not incorporate a large amount of comparison goods in terms of turnover. More importantly growth in comparison spending has increased over recent years and Livingston is a very strong comparison shopping destination. The stores within the catchment area do not cater for such shopping trips and*

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therefore the introduction of an element of comparison shopping within a section of a new main-food store would provide an added dimension to the Whitburn retail market which does not currently exist. Given the difficulties in reconciling the expenditure and turnover information in the convenience market it would be extremely difficult to address the comparison market in Whitburn given the massive imbalance in this sector locally” (paragraph 4.14 refers).

In all regards it is maintained that a Mixed Use area on the Heartlands Business Park site, which includes an element of comparison and convenience retailing will not only enhance the Heartlands site, it will also serve the existing residents of Whitburn while having a minimal effect on the existing, limited retailers in Whitburn. In terms of impact on Livingston it is submitted that any retail floorspace within the proposed mixed use area would have a minimum impact. **In this regard, the massive over-dominance of Livingston in terms of the retail market can be seen by reference to page 20 of the “West Lothian Economic Profile 2014”** which charts the “Scottish Town Centre Retail Mix 2013” which indicates the mix in Livingston being 49.8% comparison, 12.4% convenience, 25.3% services and 14.8% leisure. Underneath the table the following bullet points are considered worthy to note :

- ❑ **“In total, Livingston shows a high proportion of convenience and comparison retail relative to other town centres, reflecting the presence of The Centre and Livingston Designer Outlet.**
- ❑ ***Livingston remains a draw for out-of-town specialist retail shopping.***
- ❑ ***The Centre in Livingston comprises more than 1 million sq. ft. of retail and leisure floorspace making it the 3rd largest indoor shopping centre in Scotland and the 26th largest in the UK.***
- ❑ ***When the 300,000 sq. ft. of space in the adjacent Livingston Designer Outlet Centre and 150,000 sq. ft. of ASDA Livingston are taken into account, Livingston Town Centre comprises the largest indoor shopping location in Scotland the 10th largest in the UK.”***

Whatever way the above figures are interpreted there can be no doubt that Livingston is a massive centre for both convenience and particularly comparison retailing.

When compared with the aforementioned square footages, the proposal to rezone the Heartlands Business Park area to allow an element of retail floorspace (food) and retail warehousing (non food) would be very small indeed, and would represent only a tiny percentage of the overall floorspace in Livingston. In light of this and the previously outlined massive 76% leakage of available expenditure from the Whitburn catchment area to outwith, it is submitted that what is being sought in retail terms via this representation is entirely justifiable in order to make a small start towards retaining some of that leaking

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expenditure within the Whitburn catchment area by providing retail facilities that do not currently exist, thus starting to help address the undoubted qualitative and quantitative deficiency of such facilities that currently exists in Whitburn.

Notwithstanding the above and in all regards it is submitted that the size and types of retail units envisaged on the Heartlands Business Park area do not lend themselves to a town centre location and as previously outlined the adopted Local Plan (in paragraph 9.38) recognises that Whitburn offers limited opportunities within the existing town centre and indeed states that there may therefore be justification to look at sites outwith the town centre boundary. Given this, the Heartlands Business Park (with direct motorway access via the new junction) is considered to be in an ideal position to allow for the development of modern larger purpose built retail units with substantial car parking and delivery space requirements. In this regard, the site in question is considered ideally located for the provision of modern retail facilities with access to and space for deliveries and customers alike for retailers who would not normally operate from a town centre location.

Furthermore, it is submitted that the development of new purpose built retail units on the Heartlands site will allow for the provision of retail facilities which have not been available in Whitburn and provide for development which will add an important new dimension to shopping provision in the area and begin to address a quantitative and qualitative deficiency and being to address the retail expenditure currently leaking out of the Whitburn area. As the type of retail units envisaged cannot be accommodated in or adjacent to the recognised town centre of Whitburn the proposed Mixed Use zoning can be seen as being commensurate with supporting the role of Whitburn as a whole and countering the massive pull of Livingston and Bathgate.

It should also be noted that the planning gain negotiated as part of the previous supermarket proposal on the Heartlands Business Park site (application 0197/FUL/10) included a financial contribution towards a bus service which would link Whitburn town centre with the business park area. In light of the previously agreed planning gain, it is submitted Whitburn town centre will have a direct bus link to any retail units at the Heartlands Business Park and as such this is considered, if utilised properly, to be of benefit to the vitality and viability of the town centre. Furthermore, any retail units at the Heartlands Business Park are envisaged to be modern larger purpose built retail warehousing type units with substantial car parking and delivery space to accommodate retailers that would not normally locate in town centres / edge of centres and in this regard not only will the proposal assist in retaining spend within Whitburn, which are previously mentioned is currently 'leaked' in massive amounts, some 76% of available expenditure, to outwith the area – most likely to Livingston and Bathgate – but it will also have minimal effect on the very small number of existing retailers within Whitburn town centre. Indeed, it is submitted that by retaining spend within Whitburn and providing a bus link to the town centre, if utilised properly, there may actually be a positive effect for Whitburn town centre.

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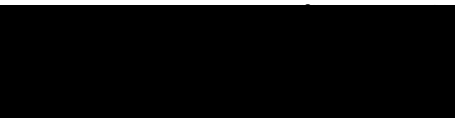
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In light of the above it is submitted that an element of retail floorspace (food) and retail warehousing (non food) should be included within the proposed Mixed Use area at Heartlands Business Park. It is maintained such retail floorspace and retail warehousing would provide a valuable resource to residents of Whitburn. In this regard it is significant to note that such retail space is already consented via planning consent 0197/FUL/10 and as such this, and other consented uses, should be reflected in the rezoning of the business park as a mixed use area.

In light of the enclosed and for the avoidance of doubt, it is submitted that the preferred approach within the West Lothian LDP Main Issues Report to allow a wider range of uses on currently allocated employment sites in locations to be identified in the LDP is welcomed and supported. It is however submitted that the range of acceptable uses on such sites should be increased to include other employment / commercial orientated uses such as retail floorspace (food) where appropriate, retail warehousing (non food) where appropriate, trade centre outlets, tourist related uses, car showrooms, hotels, gyms, restaurants, cinemas, roadside services, garden centres, other leisure uses etc. It is requested that the entire site known as the Heartlands Business Park is treated in such a manner and allocated as a Mixed Use area (to allow for the full range of uses outlined above) in the emerging West Lothian LDP. Indeed it is significant to note that the Heartlands Business Park already benefits from planning consent for uses which include 5,561sqm retail floorspace, restaurant / pub, hotel and health and fitness centre / crèche.

I trust the above is in order and is capable of positive consideration, however, should you require any further information please do not hesitate to contact me.

Yours sincerely,



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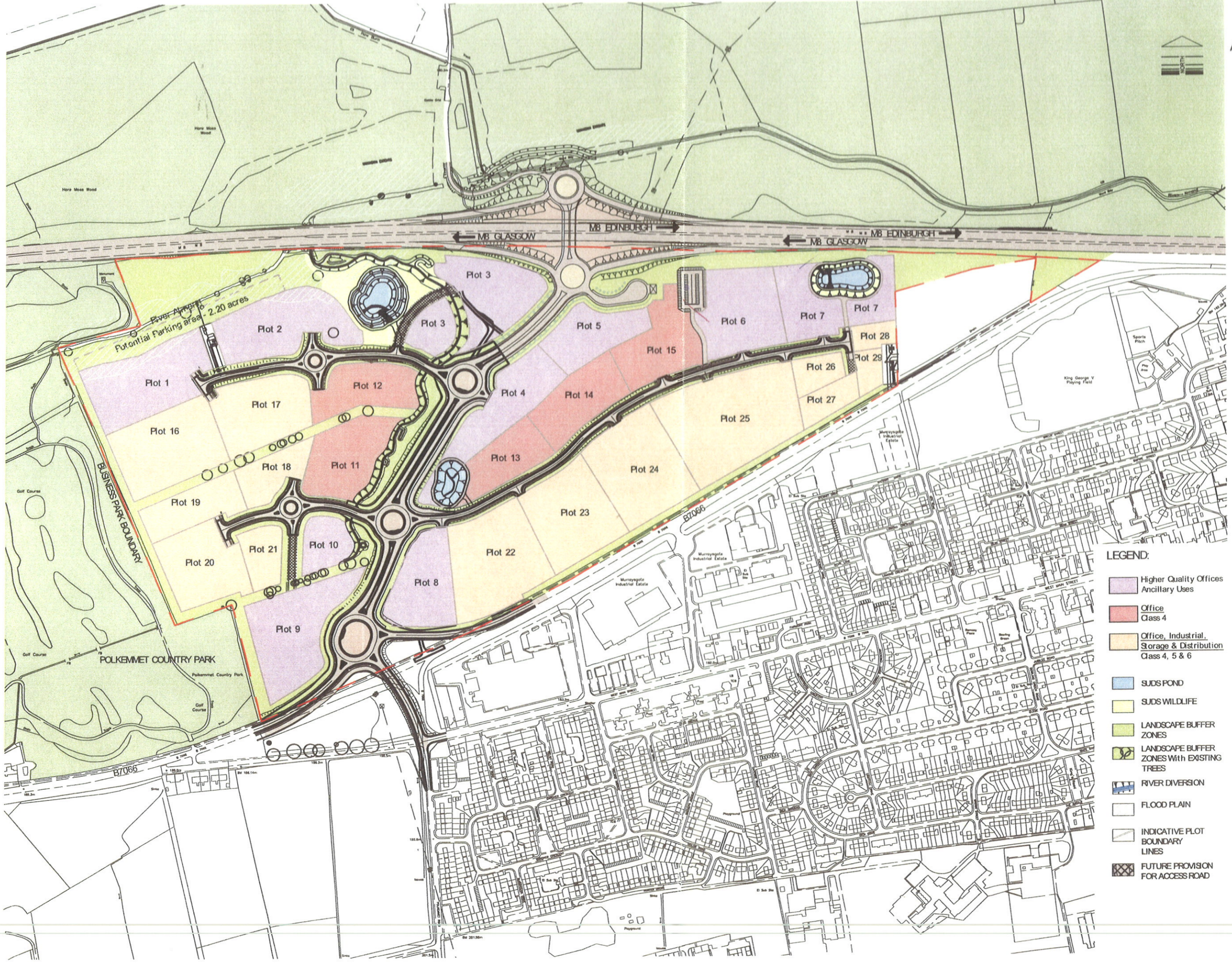
Enc :

Appendix 1 : Current approved Heartlands Business Park Masterplan

Appendix 2 : Commentary on the M8 Corridor "Out of Town" Office Market – Report by Colliers and James Barr

Appendix 1 :
Current approved Heartlands Business Park Masterplan

Do not scale from this drawing. If in doubt, ask. This drawing is the property of Young & Gault and must not be copied, reproduced or distributed other than for the purposes of this project.



AREAS

Plot 1	4.30 Acres
Plot 2	4.10 Acres
Plot 3	4.49 Acres
Plot 4	3.24 Acres
Plot 5	2.47 Acres
Plot 6	3.60 Acres
Plot 7	3.08 Acres
Plot 8	3.00 Acres
Plot 9	4.34 Acres
Plot 10	1.33 Acres

Sub Total 33.95 Acres

Plot 11	3.04 Acres
Plot 12	2.54 Acres
Plot 13	2.15 Acres
Plot 14	2.72 Acres
Plot 15	2.92 Acres

Sub Total 13.37 Acres

Plot 16	4.34 Acres
Plot 17	3.48 Acres
Plot 18	1.60 Acres
Plot 19	2.15 Acres
Plot 20	3.22 Acres
Plot 21	1.27 Acres
Plot 22	4.85 Acres
Plot 23	4.07 Acres
Plot 24	4.71 Acres
Plot 25	6.64 Acres
Plot 26	0.92 Acres
Plot 27	1.00 Acres
Plot 28	0.62 Acres
Plot 29	0.61 Acres

Sub Total 39.48 Acres

Total 86.80 Acres
 Appr. Extent of the Site Area 59.35Ha/ 146.65a

Proposed Park & Ride Facility

LEGEND:

- Higher Quality Offices Ancillary Uses
- Office Class 4
- Office, Industrial, Storage & Distribution Class 4, 5 & 6
- SUDS POND
- SUDS WILDLIFE
- LANDSCAPE BUFFER ZONES
- LANDSCAPE BUFFER ZONES With EXISTING TREES
- RIVER DIVERSION
- FLOOD PLAIN
- INDICATIVE PLOT BOUNDARY LINES
- FUTURE PROVISION FOR ACCESS ROAD

Revision	Initials	Date
B	GS	06.11.00
1		Legend amended
A	3P	12.01.00
1		Outline of the Suds Pond at northeast before as built drawings removed

young and gault
 Chartered Architects
 Masterplanners
 Project Managers
 Development Consultants

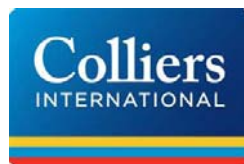
Project Title
HEARTLANDS BUSINESS PARK
 FOR
 ECOSSE REGENERATION LTD

Drawing Title	A1
DATE	
DATE	17.01.05
Scale	1:1
Stage	PRELIMINARY
Drawn By	NTS
Checked By	3P
Dwg No	SD7_231/200 B
Rev	B
Checked By	GS

Appendix 2 :
Commentary on the M8 Corridor “Out of Town” Office
Market – Report by Colliers and James Barr

COMMENTARY ON THE M8 CORRIDOR “OUT OF TOWN” OFFICE MARKET

JANUARY 2013



James Barr |

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COMMENTARY ON THE M8 CORRIDOR "OUT OF TOWN" OFFICE MARKET

1.0 INTRODUCTION

The out of town office market has undergone dramatic changes in the last 10 years with unprecedented levels of new development activity, the vast majority of which has occurred along the main transportation corridors from the west of Edinburgh to the east of Glasgow as well as the M80 and A725 routes to Cumbernauld and East Kilbride respectively. The majority of this development activity has been of a speculative nature, driven by a series of factors, however, the resultant sharp increase in supply of Class 4 office accommodation has coincided with a global economic downturn, and has created a set of unique market conditions which will potentially have long term consequences for this market sector.

The purpose of this report is to set out the prevailing conditions which now exist within the out of town office market, the impact this is having on new development activity and the implications this has for Heartlands, where a significant Class 4 office component has received outline planning consent as part of the overall development master plan.

2.0 MARKET OVERVIEW

Along the M8 Corridor, the “out of town” office market offers a diverse range of buildings of varying characteristics in terms of quality, size and location. The vast majority of the development activity which has been seen to date has taken place in four main geographic areas which can be summarised as follows.

- West Edinburgh (Edinburgh Park, Hermiston Gate, South Gyle & Newbridge)
- West Lothian (Livingston, Grangemouth, Falkirk, Bathgate & Linlithgow)
- North & South Lanarkshire (Airdrie, Motherwell, Bellshill, Hamilton, East Kilbride)
- East Glasgow (Stepps, Cumbernauld, Easterhouse, Bridgeton)

Each of these sub-markets have developed in response to a series of different economic drivers and can be individually characterised as follows.

2.1 West Edinburgh

The West Edinburgh office market developed primarily as a result of a significant increase in demand for space from the financial services sector coinciding with a clear lack of suitable development opportunities / rising rentals within Central Edinburgh, increased traffic congestion and an ever reducing pool of suitable labour.

As a result of these and other factors, development of edge of city schemes such as Edinburgh Park were a significant milestone in the growth of the out of town market representing as they did some of the highest quality speculative space available out with the traditional Edinburgh City Centre core. The park successfully attracted large corporate occupiers with the likes of Fujitsu, Logica, Lloyds, RBS and JP Morgan all taking space. Likewise, the development of other prominent schemes in areas such as South Gyle, Hermiston Gate and, more recently, Newbridge, has added further to the supply of new offices in these peripheral City Centre locations and located close to the

principal motorway network. Whilst the rate of new development has tailed off substantially in the last 2 - 3 years, much of the space currently available in the West Edinburgh market has been lying vacant for between 3 and 5 years and, more worryingly, recent events in the wider economy have now resulted in considerable volumes of second-hand space being declared surplus and being offered back to the market for sub-letting on behalf of corporate occupiers. This situation is particularly evident within Edinburgh Park where in addition to the 266,000sqft of space in 9 buildings currently being offered to the market, other off market situations are known of where existing occupiers would exit their existing accommodation if a viable exit routes could be identified. From the statistics which we have compiled it can be seen that over 661,000 sq ft of office space is currently built and available for immediate occupation in the West Edinburgh market (Appendix 1) albeit this schedule of accommodation is by no means exhaustive and merely highlights the significant tranches of out of town accommodation in suites over 2,000 sq ft currently available.

2.2 West Lothian

The majority of commercial office development activity within West Lothian has centred around Livingston, one of Scotland’s five original new towns and where the location and demographics of the area provided a further solution to many of the office supply problems being experienced within Edinburgh City Centre during the last decade. The new town’s early focus on inward investment activity helped it become part of “Silicon Glen”. In response to the growth of the town, a number of both publically and privately funded office areas were established over the years. In particular, office parks such as Almondvale, Almondview, Alba, Fairways, Alderston, New Houston and Eliburn have all become well established office locations and offer a wide range of accommodation from smaller suites up to full HQ buildings. The most recent development activity has also been seen out with the immediate Livingston area in locations such as Linlithgow, Falkirk, Grangemouth and Bathgate where a range of schemes have been undertaken, many aimed towards the smaller pavilion style market

which proved particularly popular throughout the first half of the last decade when credit was freely available and many smaller occupiers had an appetite to purchase accommodation.

Once again, from the statistics we have compiled, we have calculated that the greater West Lothian area currently has over 667,000 sq ft of office accommodation available for immediate occupation (Appendix 2), however, once again, these figures are by no means exhaustive and represent only the main office suites over 2,000 sq ft currently being marketed for immediate occupation.

2.3 Lanarkshire & East Glasgow

Unlike West Edinburgh and West Lothian, the drivers for much of the development activity which has been seen within both North and South Lanarkshire and East Glasgow has mainly been as a result of the decline of traditional industries in these locations and the need for regeneration of large areas of land.

The designation of Enterprise Zones in the 1990s at Tannochside, Blantyre, Ravenscraig, Eurocentral and Motherwell all had a dramatic impact on the commercial property landscape and, in particular, the development of new office buildings in these areas.

Initial Enterprise Zone benefits included a combination of rates-free occupation for occupiers combined with a relaxed planning regime and significant capital allowances for developers. Initial levels of development activity were conservative and proportionate to the market at that time, however, as these original Enterprise Zone schemes started to approach maturity in terms of the initial benefits, much of the undeveloped land was then ring-fenced within “Golden Contracts” primarily to preserve the capital allowances for the investors / developers.

COMMENTARY ON THE M8 CORRIDOR "OUT OF TOWN" OFFICE MARKET

These Golden Contracts did, however, have ultimate longstop dates attached to them, requiring on-site construction to be completed by certain dates in order for them to qualify for the capital allowance tax breaks. As a result, in the last 5 - 7 years we have seen unprecedented levels of new office development activity within the former enterprise Zones, all of a speculative nature, including the construction of some 850,000 sq ft of space in a single phase at Maxim, Eurocentral, only a 10 minute drive from Heartlands, and where 2 years on from completion, some 750,000 sq ft of space still remains available for first lettings. Likewise, at Hamilton International Park, Blantyre, the developers have recently completed the latest phase of EZ development, "Eco Point", a 225,000 sq ft building which when added to the other empty buildings already built at Hamilton International Park, results in some 350,000 sq ft of space currently available within that single development.

In common with some of the other Edinburgh and West Lothian schemes already mentioned, the availability of credit and the strong economic conditions which were experienced between 2000 and 2008 resulted in other significant office development activity at Business Park locations within Lanarkshire and East of Glasgow, including Strathclyde Business Park, Europoint, Tannochside and Buchanan Business Park which all saw significant amounts of speculative development activity providing a full range of building styles and sizes available for sale or lease. The vast majority of this space has struggled to find occupiers and again, our research suggests that between North and South Lanarkshire and the east of Glasgow, the principal office schemes built to date, provide over 1,924,000 sq ft of space vacant and available for immediate occupation (Appendix 3 & 4). The vast majority of this space is brand new and available for first letting.

As mentioned previously these tables do not take into account any of the smaller office suites below 2,000 sq ft which are available, nor do they include any of the out of town availability beyond the east of Glasgow, where in excess of another 1M sq ft is currently lying vacant.

COMMENTARY ON THE M8 CORRIDOR "OUT OF TOWN" OFFICE MARKET

Whilst the above commentary is focused on the construction activity which has been undertaken to date it is important to note that none of the above figures take into account any of the serviced expansion land which already has planning consent at locations such as Edinburgh Park, Newbridge, Axis Park, Maxim and Strathclyde Business Park and where a further 3.5 million square feet of new accommodation could easily be constructed if it were ever needed.

3.0 OFFICE TAKE-UP / DEMAND & RENTS

The overwhelming office supply situation that has developed in the out of town market has at the same time coincided with a dramatic reduction in letting activity. The now generally recognised credit fuelled economic expansion which the British economy experienced during the period up to 2008 was unsustainable and over the last 3 - 4 years, we have seen not only a significant reduction in the amount of space being let but also significant changes in occupier behaviour. Office relocation enquiries are now largely being driven by lease expiry or break option situations rather than business expansion, with the vast majority of occupiers using alternative accommodation offers to drive down rents within existing premises rather than relocating. The problem is further exacerbated by the lack of bank funding which has severely restricted the number of occupiers looking to purchase rather than lease accommodation, a sector of the market which saw significant popularity and activity throughout the period up to 2008/09.

Headline quoting rentals and tenant's incentives have been under severe pressure for the last 3 - 4 years and, for example, Edinburgh Park has seen headline rentals fall from their peak of £23.00 per sq ft in 2005 to levels closer to £15.00 per sq ft today, whilst at the same time substantial tenants incentives and flexible leases are available on top of this. Likewise, at Maxim and other former Enterprise Zone locations throughout Lanarkshire, such are the tax structures of these schemes that occupiers have in the past been offered up to 8 years rent-free on a 10 year lease. Maxum quoting rentals have now been reduced from their original headline figure of £17.50 per sqft to £13.50 per sqft and in other situations where landlords or occupiers are seeking to let / sub let high quality refurbished space, much of this is being offered at rentals at or below £10.00 per sq ft.

In some instances, given the near non-existent demand for space within Lanarkshire, landlords are prepared to offer the space as low as single figure rents just to get an occupier to cover the empty rates and void costs associated with the space. Given the depth of the economic downturn which we are now in, it is not envisaged that this situation will improve meaningfully

COMMENTARY ON THE M8 CORRIDOR “OUT OF TOWN” OFFICE MARKET

in the next 3 - 4 years and much of this space will remain vacant for some considerable time to come.

The overall effect of these factors has been to drive down rents within the out of town markets and yet despite this, take-up of space is at historically low levels. Average out of town take-up for Glasgow and Lanarkshire over the last 5 years stands at circa 120,000 sq ft per year, whilst Livingston is nearer 60,000 sq ft per year (Appendix 5) and West Edinburgh at 48,000 sq ft per year. It should be noted, however, that these are average take-up levels and over the last 3 - 4 years we will not have seen this level of take-up in the out of town market. If anything, supply has been increasing as occupiers release surplus space onto the market and most of the take-up that has occurred does not represent “net absorption” as a release of second-hand space is usually associated with any relocation.

The characteristics of tenants who occupy out of town locations are such that these companies usually have primarily car borne workforces and, accordingly, are more mobile in their choice of location, hence the reason that companies will often be prepared to consider locations from West Edinburgh to North Lanarkshire in a single search. The result of this mobility is that whilst a range of locations have been covered in this commentary and geographically Strathclyde Business Park and Edinburgh Park may be 40 miles apart, the travel times between them are relatively small and, accordingly, many of the out of town office schemes along the Central Belt are in direct competition with each other.

COMMENTARY ON THE M8 CORRIDOR "OUT OF TOWN" OFFICE MARKET

4.0 ECONOMICS OF DEVELOPMENT

LOCATION	SUPPLY	AVERAGE TAKE-UP	SUPPLY / YEARS
West Edinburgh	661,000 sqft	48,000 sqft	13.5 Years
West Lothian	667,000 sqft	60,000 sqft	11.0 Years
N & S Lanarkshire & East Glasgow	1,924,000 sqft	120,000 sqft	16.0 Years

The market conditions as set out above identify a set of circumstances where we now have a gross over-supply of office space constructed and lying vacant at a point in the economic cycle where we are in a major recession and witnessing a collapse in demand for new space. Even working on the basis of average take-up figures in more robust economic conditions, the situation is such that the Central Belt out of town office market currently has a supply of completed developments available for immediate occupation capable of accommodating well in excess of 10 years anticipated take-up, with much of this space in new high quality developments available for first lettings. Such is the strength of the economic headwinds which we are now facing, it is highly unlikely that we will see a significant recovery in economic activity and resultant demand for office space in the next 3 - 4 years and, accordingly, the current supply of accommodation could satisfy demand well into the next decade. Meantime, the severe competition between existing landlords resulting in low quoting rentals and large tenant incentives, combined with the general difficulty in raising construction finance means that it is impossible to make new development viable at the present time or for the foreseeable future.

Furthermore it is important to note that none of the above take into account any of the serviced expansion land in established developments such as Edinburgh Park, Newbridge, Axis Park, Maxim and Strathclyde Business Park which already have planning consent and where a further 3.5 million square feet of new accommodation could easily be constructed if it were ever needed.

COMMENTARY ON THE M8 CORRIDOR "OUT OF TOWN" OFFICE MARKET

It is against this backdrop that the agents have been seeking to market Class 4 sites at Heartlands since the beginning of 2008 and despite a protracted marketing campaign they have been unable to secure any forward commitments for speculative development as a result of the supply and demand conditions set out earlier. This complete lack of developer interest in Class 4 development is of real concern given the significant allocation of land that this proposed for this use, combined with the realisation that new speculative Class 4 development will not be seen in the out of town market for many years to come.

This fact has already been recognised by Local Authorities such as West Lothian who have recently allowed Gladman Developments to re-submit planning for a change of use at their Eliburn development in order to reduce the Class 4 office component of the scheme in favour of other more viable uses.

In the case of Heartlands, given the sheer amount of Class 4 development which has "in principle" consent, it is inconceivable that anything like this volume of space will ever be developed and, accordingly, it is the agents' view that the masterplan needs to be revisited not only to consider the size of the Class 4 component that can realistically be supported, but furthermore the position of these sites relative to the other anticipated commercial uses. In this regard it is submitted that the council should consider / allow for more viable uses on the Heartlands site in question.

5.0 CONCLUSIONS

The out of town office market has seen dramatic changes in fortune over the last 10 years since the Heartlands development was granted outline planning permission, with a period of rapid expansion coinciding with a major global economic downturn, the consequences of which are likely to be felt for many years to come.

The sheer imbalance between supply and demand for out of town office space is such that there is little prospect of any new development activity taking place for many years to come unless underpinned by major pre-lets and even there, it is only likely to be the more mature and well established business parks which attract such interest.

The Heartlands development was conceived at a time when the economic outlook was significantly different to that which we find ourselves in today and given the sheer scale of the current problem, it is inconceivable that a development such as Heartlands is capable of attracting anything like the scale of Class 4 development anticipated at the time of the original planning application. Accordingly, we would suggest that a revisiting of the masterplan is required, not only to address the size of the Class 4 component of the scheme but also to look again at where such a use is accommodated within the overall masterplan in order to create an economically viable development. In this regard it is submitted that the council should consider / allow for more viable uses on the heartlands site in question.

APPENDIX 1

CLASS 4 OFFICE SUPPLY - WEST EDINBURGH

Building Address	Building Name	Building Park	PropertyType	Building Status	City	County Name	Space Available	Leasing Company Name
11 Bankhead Broa		Sighthill Industrial Estate	Office	Existing	Edinburgh	Edinburgh City	5,150	Dm Hall
8 Bankhead Cswy N	The Forum		Office	Existing	Edinburgh	Edinburgh City	14,397	Whitelaw Baikie Figes
Bush Loan	The Technopole Centre	Edinburgh Technopole	Office	Existing	Penicuik	Midlothian	4,534	DTZ
Bush Loan	The Fleming Building	Edinburgh Technopole	Office	Existing	Penicuik	Midlothian	14,381	
21 Cliftonhall Rd	Alexandra House	Newbridge Industrial Estate	Office	Existing	Newbridge	Edinburgh City	12,601	
Costkea Way		Straiton Business Parc	Office	Existing	Loanhead	Midlothian	4,002	Montagu Evans LLP
3 Cultins Rd	Vantage Point	Hermiston Quay	Office	Existing	Edinburgh	Edinburgh City	1,896	Knight Frank LLP
Dalhousie Rd	Westfield Park		Office	Existing	Dalkeith	Midlothian	2,280	Graham & Sibbald
Dryden Rd	Enterprise Centre	Bilston Glen Industrial Estate	Office	Existing	Loanhead	Midlothian	2,200	
24-4 Dryden Rd			Office	Existing	Loanhead	Midlothian	3,523	Cameron Harris Design & Build Ltd
20 Harvest Rd			Office	Existing	Newbridge	Edinburgh City	3,434	Jones Lang LaSalle
200 High St			Office	Existing	Dalkeith	Midlothian	11,315	IME Ltd
350 Lanark Rd W			Office	Existing	Edinburgh	Edinburgh City	3,486	J & E Shepherd
4-5 Lochside Ave		Edinburgh Park	Office	Existing	Edinburgh	Edinburgh City	9,500	
6 Lochside Ave		Edinburgh Park	Office	Existing	Edinburgh	Edinburgh City	39,728	BNP Paribas Real Estate UK
4-5 Lochside Vw		Edinburgh Park	Office	Existing	Edinburgh	Edinburgh City	24,460	CBRE Ltd
1 Melville Park		Newbridge Industrial Estate	Office	Existing	Newbridge	Edinburgh City	1,273	
2 Redheughs Rigg	Haston House		Office	Existing	Edinburgh	Edinburgh City	24,084	Knight Frank LLP
6 Redheughs Rigg		West One Business Park	Office	Existing	Edinburgh	Edinburgh City	17,622	CBRE Ltd
26 Research Ave N		Research Park	Office	Existing	Currie	Edinburgh City	1,945	Savills
34 South Gyle Cres		South Gyle Business Park	Office	Existing	Edinburgh	Edinburgh City	3,919	Ryden LLP
60 South Gyle Cres	The Cornerstone	South Gyle Park	Office	Existing	Edinburgh	Edinburgh City	35,397	CBRE Ltd
Sycamore Rd	Mayfield House	Mcsence Bus. Enterprise Park	Office	Existing	Dalkeith	Midlothian	6,103	Mcsence Workspace Ltd
Wester Shawfair		Shawfair Park	Office	Existing	Dalkeith	Midlothian	8,750	Montagu Evans LLP
Wester Shawfair		Shawfair Park	Office	Existing	Dalkeith	Midlothian	7,400	Jones Lang LaSalle
Calder Rd	Currie House	Pentland Gait Office Park	Office	Existing	Edinburgh	Edinburgh City	8,998	James Barr
10A Cliftonhall Rd	Rolland House	Newbridge Industrial Estate	Office	Existing	Newbridge	Edinburgh City	1,455	FT Linden Ltd
Ferrymuir	Westcott House	Forth Bridges Business Park	Office	Existing	South Queensfer	Edinburgh City	2,979	
George Sq	Logan Building	Roslin Bio Centre	Office	Existing	Roslin	Midlothian	3,000	Roslin Bio Centre Ltd
88 Glasgow Rd	Ratho Park One		Office	Existing	Newbridge	Edinburgh City	7,656	DTZ
3 Lochside Ave			Office	Existing	Edinburgh	Edinburgh City	83,401	DTZ
7 Lochside Ave		Edinburgh Park	Office	Existing	Edinburgh	Edinburgh City	8,839	Ryden LLP
10 Lochside Pl		Edinburgh Park	Office	Existing	Edinburgh	Edinburgh City	25,000	Capita Symonds
1 Lochside Vw		Edinburgh Park	Office	Existing	Edinburgh	Edinburgh City	32,067	GVA
7 Lochside Vw		Edinburgh Park	Office	Existing	Edinburgh	Edinburgh City	19,320	GVA
3 Lochside Way	Lochside House		Office	Existing	Edinburgh	Edinburgh City	23,500	Citibase (Edinburgh) Ltd
Main St	Wallace Building	Roslin Bio Centre	Office	Existing	Roslin	Midlothian	20,000	Roslin Bio Centre Ltd
Mid New Cutlins	Scott House	West One Business Park	Office	Existing	Edinburgh	Edinburgh City	2,585	DTZ
5 Ratho Park	Phase 3	Ratho Park	Office	Existing	Newbridge	Edinburgh City	18,977	Jones Lang LaSalle
4 Redheughs Rigg	Westpoint	Edinburgh South Gyle	Office	Existing	Edinburgh	Edinburgh City	35,124	DTZ
Research Ave N	Origo Centre	Heriot Watt Research Park	Office	Existing	Currie	Edinburgh City	23,330	Ryden LLP
Research Ave S		Heriot Watt Research Park	Office	Existing	Currie	Edinburgh City	7,200	CBRE Ltd
Seafield Moor Rd			Office	Existing	Roslin	Midlothian	2,644	Midlothian Innovation Centre Ltd
South Gyle Broa	Building B	Broadway Park	Office	Existing	Edinburgh	Edinburgh City	40,821	CBRE Ltd
1 South Gyle Broa	Broadway Park	South Gyle Industrial Estate	Office	Existing	Edinburgh	Edinburgh City	31,394	CBRE Ltd
						Total	661,670	

APPENDIX 2

CLASS 4 OFFICE SUPPLY - WEST LOTHIAN & FALKIRK

Building Address	Building Name	Building Park	PropertyType	Building Status	City	County Name	Space Available	Leasing Company Name
Alderstone Rd	Stadium House		Office	Existing	Livingston	West Lothian	25,021	Cwpc
Almondvale Way	Earlston House	Almondvale Business Park	Office	Existing	Livingston	West Lothian	5,898	
Almondview		Almondview Office Park	Office	Existing	Livingston	West Lothian	5,785	JA Pollock Property Consultants
Almondview			Office	Existing	Livingston	West Lothian	5,802	JA Pollock Property Consultants
Almondview		Almondview Office Park	Office	Existing	Livingston	West Lothian	8,687	JA Pollock Property Consultants
Appleton Pky		Eliburn Office Park	Office	Existing	Livingston	West Lothian	1,185	
Beancross Rd	The Hub	Gateway Business Park	Office	Existing	Grangemouth	Falkirk	4,230	Jones Lang LaSalle
Beancross Rd	Unit 5	Gateway Business Park	Office	Existing	Grangemouth	Falkirk	3,061	Reith Lambert Ltd
Beveridge Sq	Grampian Court		Office	Existing	Livingston	West Lothian	5,656	FT Linden Ltd
14 Blackburn Rd			Office	Existing	Bathgate	West Lothian	4,120	
Blackness Rd	Regent House	Regent Centre (the)	Office	Existing	Linlithgow	West Lothian	1,205	Dm Hall
Brownrigg Rd	Systems House	The Alba Campus	Office	Existing	Livingston	West Lothian	24,150	Ryden LLP
3 Central Park Ave			Office	Existing	Larbert	Falkirk	3,709	Dm Hall
3 Cockburn St			Office	Existing	Falkirk	Falkirk	3,264	J & E Shepherd
4 Deer Park Ave	Unit C2	Fairways Business Park	Office	Existing	Livingston	West Lothian	2,840	Ryden LLP
Dickson St			Office	Existing	West Calder	West Lothian	4,795	Dm Hall
8 Dunnet Way			Office	Existing	Broxburn	West Lothian	3,112	Montagu Evans LLP
Falkirk Rd	Epoch House		Office	Existing	Grangemouth	Falkirk	4,817	
6 Fleming Rd	Kirkton Campus		Office	Existing	Livingston	West Lothian	10,060	James Barr
155 Grahams Rd			Office	Existing	Falkirk	Falkirk	2,892	Dm Hall
Grangemouth Rd			Office	Existing	Boness	Falkirk	9,785	Philip C Smith Commercials Ltd
2-4 Hope St			Office	Existing	Falkirk	Falkirk	2,549	Eden Consultancy group
Macmillan Rd		Alderstone Business Park	Office	Existing	Livingston	West Lothian	2,552	JA Pollock Property Consultants
Macmillan Rd		Alderstone Business Park	Office	Existing	Livingston	West Lothian	3,962	JA Pollock Property Consultants
1 Macmillan Rd		Alderstone Business Park	Office	Existing	Livingston	West Lothian	2,901	JA Pollock Property Consultants
4 Macmillan Rd		Alderstone Business Park	Office	Existing	Livingston	West Lothian	3,525	BNP Paribas Real Estate UK
8 Macmillan Rd		Alderstone Business Park	Office	Existing	Livingston	West Lothian	8,038	JA Pollock Property Consultants
Marchmont Ave	Haypark Business Centre	Haypark Business Centre	Office	Existing	Falkirk	Falkirk	7,500	
Meikle Rd	Dryburgh House	Kirkton Campus	Office	Existing	Livingston	West Lothian	4,981	JA Pollock Property Consultants
4 Michaelson Sq		Kirkton Campus	Office	Existing	Livingston	West Lothian	10,778	JA Pollock Property Consultants
Rosebank		Rosebank Park	Office	Existing	Livingston	West Lothian	2,062	FT Linden Ltd
Rosebank		Rosebank Park	Office	Existing	Livingston	West Lothian	7,394	JA Pollock Property Consultants
3 Roseland Hall	Grangemouth Business Centre	Earls Gate Park	Office	Existing	Grangemouth	Falkirk	8,384	
Seabegs Rd	Canalbank Office	Canalbank Industrial Estate	Office	Existing	Bonnybridge	Falkirk	1,356	Canalbank Estates Ltd
Telford Sq		Telford Square Business Park	Office	Existing	Livingston	West Lothian	5,181	Andrew Reilly Associates Ltd
Upper Craigs	Kirkton Business Centre		Office	Existing	Livingston	West Lothian	23,997	Kirkton Business Centre
159A West Main St			Office	Existing	Bathgate	West Lothian	2,122	JA Pollock Property Consultants
West Mains Rd	Grange House	West Mains Industrial Estate	Office	Existing	Grangemouth	Falkirk	19,040	Ryden LLP
11 Abercorn Rd			Office	Existing	Broxburn	West Lothian	1,538	FT Linden Ltd
6 Allen Rd	Leslie House		Office	Existing	Livingston	West Lothian	5,737	Knight Frank LLP
Almondvale Blvd	Cairngorm House		Office	Existing	Livingston	West Lothian	2,992	Jones Lang LaSalle
Almondvale Blvd	Lennox House		Office	Existing	Livingston	West Lothian	5,910	Jones Lang LaSalle
Almondvale Blvd	Arrochar House	Civic Square Office Park	Office	Existing	Livingston	West Lothian	14,407	CBRE Ltd
1 Bain Sq		Kirkton Campus	Office	Existing	Livingston	West Lothian	12,040	FT Linden Ltd
Bellsdyke Rd	Glenbervie Business Centre	Glenbervie Business Park	Office	Existing	Larbert	Falkirk	9,690	Natstone Developments Ltd
Blackness Rd	The Oracle Building (standalone Office)		Office	Existing	Linlithgow	West Lothian	2,120	CBRE Ltd

Blackness Rd	The Oracle Building Phase 1		Office	Existing	Linlithgow	West Lothian	23,896	CBRE Ltd
Callendar Rd	The Courtyard	Callendar Business Park	Office	Existing	Falkirk	Falkirk	4,215	
Callendar Rd	Hadrian House	Callendar Business Park	Office	Existing	Falkirk	Falkirk	10,050	Falkirk Council
Charlesfield Rd	Alba Business Pavilions	Alba Business Park	Office	Existing	Livingston	West Lothian	11,030	
Deer Park Ave		Fairways Business Park	Office	Existing	Livingston	West Lothian	3,432	Ryden LLP
Deer Park Ave	Building 6	Fairways Business Park	Office	Existing	Livingston	West Lothian	10,468	Ryden LLP
Earls Rd	Chambers Building	Earls Gate Park	Office	Existing	Grangemouth	Falkirk	3,600	Ryden LLP
Earls Rd	Shearer Building	Earls Gate Business Park	Office	Existing	Grangemouth	Falkirk	7,830	Ryden LLP
Earls Rd	Dandridge Building	Earls Gate Business Park	Office	Existing	Grangemouth	Falkirk	2,683	Kemfine Uk Ltd
Earls Rd	Earls Court Unit 1	Earls Gate Business Park	Office	Existing	Grangemouth	Falkirk	5,091	Whittle Jones
Earls Rd	Earls Court Unit 2	Earls Gate Business Park	Office	Existing	Grangemouth	Falkirk	1,816	Whittle Jones
Earls Rd	Earls Court Unit 5	Earls Gate Business Park	Office	Existing	Grangemouth	Falkirk	2,937	Whittle Jones
Earls Rd	Earls Court Unit 4	Earls Gate Business Park	Office	Existing	Grangemouth	Falkirk	1,856	Whittle Jones
Easter Inch	The Pyramids Business Park	The Pyramids Business Park	Office	Existing	Bathgate	West Lothian	87,359	Jones Lang LaSalle
2 Garbett Rd		Kirkton Campus	Office	Existing	Livingston	West Lothian	12,132	Dm Hall
Glenbervie	Ramoyle House		Office	Existing	Larbert	Falkirk	20,021	Dm Hall
Houston Rd		Houston Interchange	Office	Existing	Livingston	West Lothian	3,646	JA Pollock Property Consultants
Houston Rd		Houston Interchange	Office	Existing	Livingston	West Lothian	3,646	John Britton Associates
Houstoun Rd		Houstoun Interchange	Office	Existing	Livingston	West Lothian	9,667	JA Pollock Property Consultants
Houstoun Rd	New Houstoun Business Park		Office	Existing	Livingston	West Lothian	1,500	JA Pollock Property Consultants
Houstoun Rd		New Houstoun Business Park	Office	Existing	Livingston	West Lothian	4,163	Knight Frank LLP
Kilns Rd	Kilns House		Office	Existing	Falkirk	Falkirk	4,154	Falkirk Council
Kirkton Rd N	Geddes House		Office	Existing	Livingston	West Lothian	2,500	Dawnside Developments Ltd
Macmillan Rd		Alderstone Business Park	Office	Existing	Livingston	West Lothian	2,224	JA Pollock Property Consultants
Marchmont Ave	Mclaren House		Office	Existing	Falkirk	Falkirk	6,589	Ryden LLP
1 Michaelson Sq		Evans Business Centre	Office	Existing	Livingston	West Lothian	5,625	
Mill Rd	Herkimer House	Mill Road Enterprise Park	Office	Existing	Linlithgow	West Lothian	8,468	Easy Pleasy Ltd
Mill Rd	Pinnacle House		Office	Existing	Linlithgow	West Lothian	10,000	Pinnacle Business Centres
Old Philpstoun	West Philpstoun Steading		Office	Existing	Linlithgow	West Lothian	3,232	GVA
Rosebank	Integration House	Alba Campus	Office	Existing	Livingston	West Lothian	17,010	
Simpson Pky	Centrex House	Kirkton Campus	Office	Existing	Livingston	West Lothian	3,000	Cwpc
22 South Bridge St			Office	Existing	Bathgate	West Lothian	12,650	Lambert Innes
Starlaw Rd	Afton House	Starlaw Business Park	Office	Existing	Livingston	West Lothian	14,400	JA Pollock Property Consultants
Starlaw Rd	Ashwood House	Starlaw Business Park	Office	Existing	Bathgate	West Lothian	1,560	Knight Frank LLP
45-47 Vicar St	Grahame House		Office	Existing	Falkirk	Falkirk	27,642	Jones Lang LaSalle
6 Whitburn Rd	Bathgate Business Centre		Office	Existing	Bathgate	West Lothian	6,498	Baird Dunbar
						Total	667,420	

APPENDIX 3

CLASS 4 OFFICE SUPPLY - NORTH & SOUTH LANARKSHIRE

Building Address	Building Name	Building Park	Property Type	Building Status	City	County Name	Space Available	Leasing Company Name
Airbles Rd	Airbles House		Office	Existing	Motherwell	North Lanarkshire	41,302	CBRE Ltd
Allander Walk	Allander House	Cumbernauld Centre	Office	Existing	Cumbernauld	North Lanarkshire	15,989	CNC Property Fund Management
12 Auchingramont Rd			Office	Existing	Hamilton	South Lanarkshire	2,009	GVA
5 Bairds Cres		Allanshaw Industrial Estate	Office	Existing	Hamilton	South Lanarkshire	2,000	
Barbana Rd	Building 2	Gso Business Park	Office	Existing	Clarkston	East Renfrewshire	6,140	DTZ
1 Barrack St			Office	Existing	Hamilton	South Lanarkshire	4,401	Dm Hall
4 Barrack St			Office	Existing	Hamilton	South Lanarkshire	1,748	Whyte & Barrie
2-4 Belhaven Rd			Office	Existing	Wishaw	North Lanarkshire	2,308	Johnston Waddell Ltd
Boness Rd	Unit B	M8 Central Business Park	Office	Existing	Motherwell	North Lanarkshire	9,000	Mckenzie Pollock Ltd
91 Bothwell Rd			Office	Existing	Hamilton	South Lanarkshire	1,176	Hamilton Chartered Surveyors (Scotland)
114 Cadzow St	Silverwells House		Office	Existing	Hamilton	South Lanarkshire	1,604	Whyte & Barrie
Caird Park	Waverley House	Hamilton Business Park	Office	Existing	Hamilton	South Lanarkshire	11,009	Whyte & Barrie
5 Carradale Cres	Antonine House Phase 1	Broadwood Business Park	Office	Existing	Glasgow	Glasgow City	21,087	Colliers International
Carron Way	Carron House	Cumbernauld Centre	Office	Existing	Cumbernauld	North Lanarkshire	10,143	CNC Property Fund Management Ltd
Castle St	Princes Gate		Office	Existing	Hamilton	South Lanarkshire	3,353	Whyte & Barrie
1 Chapel Ln	Airdrie Business Centre		Office	Existing	Airdrie	North Lanarkshire	8,178	
6 Cloverhill Pl	Chryston House	Chryston Valley Bus. Centre	Office	Existing	Glasgow	Glasgow City	1,969	
Cumbernauld Rd	Buchanan Court	Buchanan Park	Office	Existing	Glasgow	Glasgow City	1,405	Montagu Evans LLP
Cumbernauld Rd	Buchanan Tower	Buchanan Park	Office	Existing	Glasgow	Glasgow City	35,354	McNicol Property Consultants
East High St	Bankhouse		Office	Existing	Airdrie	North Lanarkshire	1,221	Whyte & Barrie
19 Ellis St	Fountain Business Centre		Office	Existing	Coatbridge	North Lanarkshire	4,793	Dm Hall
Ellismuir Way	Lanark Court	Tannochside Park	Office	Existing	Glasgow	Glasgow City	4,776	Knight Frank LLP
Eurocentral Interchange	Trilogy 1	Eurocentral	Office	Existing	Bellshill	North Lanarkshire	15,100	
16 Farmeloa Rd	Aspire Business Centre		Office	Existing	Rutherglen	South Lanarkshire	2,391	
210 Glasgow Rd			Office	Existing	Rutherglen	South Lanarkshire	5,237	Speirs Gumley
1A Glebe St		Jacobean House Business Centre	Office	Existing	East Kilbride	South Lanarkshire	4,363	
Greenside Rd		M8 Central Business Park	Office	Existing	Motherwell	North Lanarkshire	2,980	DTZ
Hillhouse Rd	Nevis House	Hamilton International	Office	Existing	Glasgow	Glasgow City	63,452	Jones Lang LaSalle
James Watt Ave	James Watt Building	Scottish Enterprise Tech. Park	Office	Existing	East Kilbride	South Lanarkshire	3,535	Colliers International
4 Kilmartin Pl	Tannochside Business Park		Office	Existing	Glasgow	Glasgow City	11,073	Cushman & Wakefield LLP
366 King St	Scott House		Office	Existing	Glasgow	Glasgow City	2,219	Whyte & Barrie
1 Langlands Gate		Langlands Business Park	Office	Existing	East Kilbride	South Lanarkshire	4,997	
Lister Way	Fenwick House	Hamilton International Park	Office	Existing	Glasgow	Glasgow City	8,126	
2 Lister Way	Kilpatrick House	Hamilton International Park	Office	Existing	Glasgow	Glasgow City	26,489	Cushman & Wakefield LLP
Low Waters Rd	Cadzow House	Cadzow Industrial Estate	Office	Existing	Hamilton	South Lanarkshire	3,461	Robert Mackintosh
94 Main St	Hamish House		Office	Existing	Wishaw	North Lanarkshire	4,048	Whyte & Barrie
204 Main St		Coatbridge Business Centre	Office	Existing	Coatbridge	North Lanarkshire	1,000	GVA
256 Main St	The Business Centre		Office	Existing	Bellshill	North Lanarkshire	1,777	Xact (Uk) Group Ltd
Mason St	Motherwell Telephone Exchange		Office	Existing	Motherwell	North Lanarkshire	11,400	GVA
Melford Rd	Sir Alexander Fleming House	Innovation Park	Office	Existing	Bellshill	North Lanarkshire	12,500	Dm Hall
Melford Rd	James Watt Building Block C	Innovation Park	Office	Existing	Bellshill	North Lanarkshire	16,640	Dm Hall
Melford Rd	John Logie Baird House Block B	Innovation Park	Office	Existing	Bellshill	North Lanarkshire	35,000	Dm Hall
Muir St	Pavilion 4	Cadzow Park	Office	Existing	Hamilton	South Lanarkshire	6,994	Winton Faith
2 Napier Pl		Wardpark North	Office	Existing	Cumbernauld	North Lanarkshire	4,215	Ross & Liddell
Napier Rd	Arca Business Centre	Wardpark Industrial Estate	Office	Existing	Cumbernauld	North Lanarkshire	3,831	Murphy Young
60 Nasmyth Ave	Nasmyth Building	Scottish Enterprise Tech. Park	Office	Existing	East Kilbride	South Lanarkshire	8,931	Colliers International
Orbital Ct			Office	Existing	East Kilbride	South Lanarkshire	1,328	Dm Hall

APPENDIX 4

CLASS 4 OFFICE SUPPLY - EAST GLASGOW

Building Address	Building Name	Building Park	Property Type	Building Status	City	County Name	Space Available	Leasing Company Name
368 Alexandra Para	City Park		Office	Existing	Glasgow	Glasgow City	107,306	
100 Borron St		Port Dundas Business Park	Office	Existing	Glasgow	Glasgow City	65,323	Ryden LLP
3 Cambuslang Ct		Gateway Office Park	Office	Existing	Glasgow	Glasgow City	1,595	Johnston Waddell Ltd
11 Cambuslang Rd		Cambuslang Investment Park	Office	Existing	Glasgow	Glasgow City	4,682	Jones Lang LaSalle
15 Cambuslang Rd	Camas Long House	Cambuslang Investment Park	Office	Existing	Glasgow	Glasgow City	2,861	Dm Hall
6-8 Eagle St		Craighall Business Park	Office	Existing	Glasgow	Glasgow City	9,585	Cwpc
29 Eagle St	The Sinclair Building	Craighall Business Park	Office	Existing	Glasgow	Glasgow City	17,023	DTZ
20 High Craighall Rd		Craighall Business Park	Office	Existing	Glasgow	Glasgow City	1,350	Colin Ely & Co
Robroyston Rd	Building 3	Nova Technology Park	Office	Existing	Glasgow	Glasgow City	9,600	Jones Lang LaSalle
40-44 Speirs Whar			Office	Existing	Glasgow	Glasgow City	6,447	Cargill Property Consultants Ltd
52 Speirs Whar	The Wheatsheaf		Office	Existing	Glasgow	Glasgow City	1,227	Graham & Sibbald
291 Springhill Pky	Pavilion 1	Glasgow Business Park	Office	Existing	Glasgow	Glasgow City	1,250	Cargill Property Consultants Ltd
Templeton St	Doges	Templeton on The Green	Office	Existing	Glasgow	Glasgow City	17,537	
62 Templeton St	Templeton House		Office	Existing	Glasgow	Glasgow City	14,224	
62 Templeton On The Green	The White Studios		Office	Existing	Glasgow	Glasgow City	14,188	
						Total	274,198	

APPENDIX 5

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Carmondean Business Units		Carmondean Centre	Units 1-10	Livingston	EH54 8PT	14/02/2008	BUSINESS PARK/UNIT	Letting	826	77	Atkin Framers has taken 826 sq ft (77 sq m) of industrial space from Dunbar Management Investments Ltd on a new five-year FRI lease at £5,500 pa, equating to £6.66 psf (£71.43 psm). Atkin Framers was unrepresented. J A Pollock acted on behalf of Dunbar Management Investments Ltd.
		Ashwood Court	Unit 1 Oakbank Park	Livingston	EH53 0TL	15/02/2008	B1 OFFICE/BUSINESS	Letting	1,878	174	Touch Bionics has taken 1,878 sq ft (174 sq m) of office space on confidential terms from Survey Connection (Scotland) Ltd. Touch Bionics was unrepresented. J A Pollock acted on behalf of Survey Connection (Scotland) Ltd. The quoting rent was £25,000 pa, equating to £13.31 psf (£143.68 psm). (FOCUS Research 15/02/08)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	14/03/2008	B1 OFFICE/BUSINESS	Letting	2,029	188	Wireless Fibre Technology has taken 2,029 sq ft (188 sq m) of office space from Clerical Medical Managed Funds Ltd on a new two-year FRI lease at £28,500 pa, equating to £14.05 psf (£151.60 psm). Wireless Fibre Technology was unrepresented. DM Hall and J A Pollock acted on behalf of Clerical Medical Managed Funds Ltd.
Cedar House		Quarrywood Court	Quarrywood Court Campus	Livingston	EH54 6AX	20/03/2008	B1 OFFICE/BUSINESS	Letting	2,552	237	Cashfac Solutions Ltd has taken 1,250 sq ft (116 sq m) of first-floor office space from West Lothian Council on a new five-year FRI lease at £17,500 pa, equating to £14.00 psf (£150.86 psm) subject to a rent review and an option to break in year three. JA Pollock acted on behalf of Cashfac Solutions Ltd. West Lothian Council was unrepresented. (FOCUS Research 20/03/08)
	05-Jul	East Main Street		Armadale	EH48 2NT	28/03/2008	B1 OFFICE/BUSINESS	Letting	260	24	Mateus (Mr) has taken 260 sq ft (24 sq m) of office space at 5 East Main Street from West Lothian Council on a new three-year FRI lease at £2,700 pa in year one, equating to £10.38 psf (£112.50 psm), rising to £3,300 pa in years two and three, equating to £12.69 psf (£137.50 psm). Mateus (Mr) was unrepresented. West Lothian Council was unrepresented. (FOCUS Research 28/03/08)
Kirkton Business Centre	1	Kirk Lane		Livingston	EH54 7AY	05/05/2008	B1 OFFICE/BUSINESS	Letting	2,100	195	Kurves has taken 2,100 sq ft (195 sq m) of office space from Combined Property Control on a new five-year FRI lease on confidential terms. Kirkton Business Centre acted on behalf of Combined Property Control. (FOCUS Research 05/05/08)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/06/2008	B1 OFFICE/BUSINESS	Letting	616	57	Blue Arrow Ltd has taken 616 sq ft (57 sq m) of office space from Evans Easyspace Ltd on a new month-to-month license at £9,000 pa, equating to £14.61 psf (£157.27 psm). Blue Arrow Ltd was unrepresented. Evans Easyspace Ltd was unrepresented. (FOCUS Research 01/06/08)
Building 1		Almondview	Almondview Office Park	Livingston	EH54 6SF	05/06/2008	B1 OFFICE/BUSINESS	Letting	8,715	810	CBS Outdoor has taken 2,855 sq ft (810 sq m) of ground-floor office space from Kenmore Capital Ltd on a new eight-year FRI lease at £39,970 pa, equating to £14.00 psf (£49.35 psm) subject to an option to break in year five. Langleybury Properties acted on behalf of CBS Outdoor. J A Pollock and Colliers CRE acted on behalf of Kenmore Capital Ltd. (FOCUS Research 05/06/08)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/07/2008	B1 OFFICE/BUSINESS	Letting	338	31	Scottish SPCA has taken 338 sq ft (31 sq m) of office space from Evans Easyspace Ltd on a new one-year licence at £6,480 pa, equating to £19.17 psf (£206.36 psm) subject to a tenant only option to break by giving two months notice. Scottish SPCA was unrepresented. Evans Easyspace Ltd was unrepresented. (FOCUS Research 01/07/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	05/07/2008	B1 OFFICE/BUSINESS	Letting	774	72	Global Combustion Systems has taken 774 sq ft (72 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at £13,920 pa, equating to £17.98 psf (£193.59 psm) subject to annual rent reviews and an option to break by giving two months notice. One years half price rental was agreed. Global Combustion Systems was unrepresented. Evans Easyspace Ltd was unrepresented. (FOCUS Research 05/07/08)
	14 - 18	George Street		Bathgate	EH48 1PW	16/07/2008	B1 OFFICE/BUSINESS	Letting	816	76	Contrast ECE Ltd has taken 816 sq ft (76 sq m) of fourth-floor office space from Mapeley Columbus Ltd on a new three-year IRI lease at £7,000 pa, equating to £8.88 psf (£92.34 psm) with an option to break in years one, two and three. One month rent-free period was agreed. Contrast ECE Ltd was unrepresented. Lambert Smith Hampton acted on behalf of Mapeley Columbus Ltd. (FOCUS Research 16/07/08)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	16/07/2008	B1 OFFICE/BUSINESS	Letting	1,426	132	Welcome Financial Services Ltd has taken 1,426 sq ft (132 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at £36,000 pa, equating to £25.25 psf (£271.74 psm) subject to annual rent reviews and an option to break by giving two months notice. Welcome Financial Services Ltd was unrepresented. Evans Easyspace Ltd was unrepresented. (FOCUS Research 16/07/08)
Nobel House	28	Blackness Road	Regent Centre	Linlithgow	EH49 7HU	01/08/2008	B1 OFFICE/BUSINESS	Letting	651	60	Steel (Alan) Asset Management Ltd has taken 651 sq ft (60 sq m) of ground-floor office space from Learmonth Property Investment Co Ltd on a new lease at £9,000 pa, equating to £13.82 psf (£150.00 psm). Steel (Alan) Asset Management Ltd was unrepresented. J & E Shepherd acted on behalf of Learmonth Property Investment Co Ltd. (FOCUS Research 01/08/08)
Kirkton House		Allen Road		Livingston	EH54 6TQ	01/08/2008	B1 OFFICE/BUSINESS	Letting	2,800	260	The Jane Moore Trust has taken 2,800 sq ft (260 sq m) of office space from Kirkton Flooring Ltd (Gordon Burns Trading As) on a new five-year FRI lease at £39,000 pa, equating to £13.93 psf (£150.00 psm). The Jane Moore Trust was unrepresented. J A Pollock acted on behalf of Kirkton Flooring Ltd (Gordon Burns Trading As). (FOCUS Research 01/08/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	05/08/2008	B1 OFFICE/BUSINESS	Letting	322	30	Outsource Solution has taken 322 sq ft (30 sq m) of office space from Evans Easyspace on a month-to-month licence at £5,820 pa, equating to £18.07 psf (£194.55 psm) subject to annual rent reviews and an option to break by giving two months notice. One years half price rental was agreed. Outsource Solution was unrepresented. Evans Easyspace was unrepresented. (FOCUS Research 05/08/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	05/08/2008	B1 OFFICE/BUSINESS	Letting	272	25	Marketing Matters has taken 272 sq ft (25 sq m) of office space from Evans Easyspace on a month-to-month licence at £4,920 pa, equating to £18.09 psf (£194.70 psm) subject to annual rent reviews and an option to break by giving two months notice. One years half price rental was agreed. Marketing Matters was unrepresented. Evans Easyspace was unrepresented. (FOCUS Research 05/08/08)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Phase 2		Houstoun Road	Units 1-7 New Houstoun Business Park	Livingston	EH54 6SF	15/08/2008	B1 OFFICE/BUSINESS	Freehold Sold	6,168	573	Clancy Docwra Ltd has purchased the feuhold interest in 6,168 sq ft (573 sq m) of office space from Business Homes Scotland Ltd. The property was sold for owner occupation. Clancy Docwra Ltd was unrepresented. Colliers CRE and Ryden acted on behalf of Business Homes Scotland Ltd. The asking price was £1,171,920.
Linbar House	48	North Bridge Street	Units 48a-48h	Bathgate	EH48 4PP	21/08/2008	B1 OFFICE/BUSINESS	Letting	240	22	Millview Logistics has taken 240 sq ft (22 sq m) of office space from Westport Properties on a month-to-month licence at £3,072 pa, equating to £12.80 psf (£137.78 psm) subject to three-yearly rent reviews (should the licence extend this long) and an option to break by giving one months notice. Millview Logistics was unrepresented. Ceebar Properties acted on behalf of Westport Properties
	1	Beveridge Square	Grampian Court	Livingston	EH54 6QF	01/09/2008	B1 OFFICE/BUSINESS	Letting	816	76	Advice Centre For Mortgages (The) has taken 816 sq ft (76 sq m) of ground-floor office space from KM Estates 2 Ltd on a new five-year FRI lease on confidential terms. Advice Centre For Mortgages (The) was unrepresented. D2 and DM Hall acted on behalf of KM Estates 2 Ltd. (FOCUS Research 01/09/08)
	1	Beveridge Square	Grampian Court	Livingston	EH54 6QF	01/09/2008	B1 OFFICE/BUSINESS	Letting	987	92	Emerson has taken 987 sq ft (92 sq m) of first-floor office space from KM Estates 2 Ltd on a new five-year FRI lease on confidential terms. Emerson was unrepresented. D2 and DM Hall acted on behalf of KM Estates 2 Ltd. (FOCUS Research 01/09/08)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	05/09/2008	B1 OFFICE/BUSINESS	Letting	409	38	Eagle Couriers (Scotland) Ltd has taken 409 sq ft (38 sq m) of office space from Evans Easyspace Ltd on a new month-to-month licence at £7,380 pa, equating to £18.04 psf (£194.23 psm) subject to annual rent reviews and an option to break by giving two months notice. One year half-price rental was agreed. Eagle Couriers (Scotland) Ltd was unrepresented. Evans Easyspace Ltd was unrepresented.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	05/09/2008	B1 OFFICE/BUSINESS	Letting	734	68	Eagle Couriers (Scotland) Ltd has taken 734 sq ft (68 sq m) of office space from Evans Easyspace Ltd on a new month-to-month licence at £13,260 pa, equating to £18.07 psf (£194.46 psm) subject to annual rent reviews and an option to break by giving two months notice. One year half-price rental was agreed. Eagle Couriers (Scotland) Ltd was unrepresented. Evans Easyspace Ltd was unrepresented.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	05/09/2008	B1 OFFICE/BUSINESS	Letting	409	38	Eagle Couriers (Scotland) Ltd has taken 409 sq ft (38 sq m) of office space from Evans Easyspace Ltd on a new month-to-month licence at £7,380 pa, equating to £18.04 psf (£194.23 psm) subject to annual rent reviews and an option to break by giving two months notice. One year half-price rental was agreed. Eagle Couriers (Scotland) Ltd was unrepresented. Evans Easyspace Ltd was unrepresented.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	05/09/2008	B1 OFFICE/BUSINESS	Letting	691	64	RIA Solutions has taken 680 sq ft (63 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at £12,240 pa, equating to £18.00 psf (£193.75 psm) subject to annual rent reviews and an option to break by giving two months notice. One year half-price rental was agreed. RIA Solutions was unrepresented. Evans Easyspace Ltd was unrepresented.

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
	12	Fairbairn Road		Livingston	EH54 6TS	12/09/2008	B1 OFFICE/BUSINESS	Letting	4,852	451	Adt Fire and Security Ltd has taken 4,853 sq ft (451 sq m) of office space from Frederick House (Charlotte) Ltd on a new five-year FRI lease at £55,000 pa, equating to £11.33 psf (£121.95 psm). Six months rent-free period was agreed. DTZ acted on behalf of Adt Fire and Security Ltd. J A Pollock acted on behalf of Frederick House (Charlotte) Ltd. (FOCUS Research 12/09/08)
Carmondean Business Units		Carmondean Centre	Units 1-10	Livingston	EH54 8PT	22/09/2008	BUSINESS PARK/UNIT	Letting	363	34	Atkin Framers has taken 363 sq ft (34 sq m) of industrial space from Dunbar Management Investments Ltd on a new five-year FRI lease at £2,000 pa in year one, equating to £5.51 psf (£58.82 psm), rising to £2,250 pa in year two, equating to £6.20 psf (£66.18 psm), rising to £2,500 pa in year three, equating to £6.89 psf (£73.53 psm), rising to £2,750 pa in year four equating to £7.58 psf (£80.88 psm)
Almond House	12	Quarrywood Court	Quarrywood Court Campus	Livingston	EH54 4AX	07/10/2008	B1 OFFICE/BUSINESS	Long Leasehold Sold	1,250	116	UK Ltd has taken 1,250 sq ft (116 sq m) of office space from Kerr Marshall Associates on assignment of an existing lease expiring 2010, at a passing rent of £18,000 pa, equating to £14.40 psf (£155.17 psm). 2e2 UK Ltd was unrepresented. J A Pollock acted on behalf of Kerr Marshall Associates. (FOCUS Research 07/10/08)
		Tailend Court	Unit 3 Starlaw Business Park	Livingston	EH54 8SF	08/10/2008	B1 OFFICE/BUSINESS	Letting	6,000	557	BCF Technology Ltd has taken 6,000 sq ft (557 sq m) of office space from Ashwood Scotland Ltd on a new 10-year FRI lease at £90,000 pa, equating to £15.00 psf (£161.58 psm) subject to an option to break in year five. BCF Technology Ltd was unrepresented. J A Pollock acted on behalf of Ashwood Scotland Ltd. (FOCUS Research 08/10/08)
Fleming House	5	Fleming Road	Kirkton Campus	Livingston	EH54 7BN	01/11/2008	B1 OFFICE/BUSINESS	Letting	362	34	An undisclosed tenant has taken 362 sq ft (34 sq m) of office space from Bizspace. Bizspace was unrepresented. The quoting rent was £25.85 pa, equating to an average of £14.00 psf (£0.76psm). (FOCUS Research 01/11/08)
		Unknown	Alba Campus (The)	Livingston	EH54 7EG	05/11/2008	B1 OFFICE/BUSINESS	Letting	1,765	164	Compass Contract Services Ltd has taken 1,765 sq ft (164 sq m) of first-floor office space from Miller Alba Ltd on a new five-year FRI lease at £29,122 pa, equating to £16.50 psf (£177.57 psm) subject to an option to break in year three. Iain Rhodes Chartered Surveyors acted on behalf of Compass Contract Services Ltd. Jones Lang LaSalle and GVA Grimley acted on behalf of Miller Alba Ltd. (FOCUS Research 05/11/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	10/11/2008	B1 OFFICE/BUSINESS	Letting	272	25	Meikle (Janice) has taken 272 sq ft (25 sq m) of office space from Evans Easyspace Ltd on a new one-year FRI lease at £2,460 pa, equating to £9.04 psf (£98.40 psm). Meikle (Janice) was unrepresented. Evans Easyspace Ltd was unrepresented. (FOCUS Research 10/11/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	25/11/2008	B1 OFFICE/BUSINESS	Letting	186	17	Rooftop Properties has taken 186 sq ft (17 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at £3,360 pa, equating to £18.06 psf (£194.45 psm) subject to annual rent reviews and an option to break by giving two months notice. Rooftop Properties was unrepresented. Evans Easyspace Ltd was unrepresented. (FOCUS Research 25/11/08)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	26/11/2008	B1 OFFICE/BUSINESS	Letting	166	15	Choice Glazing has taken 166 sq ft (15 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£3,454.08 pa, equating to Â£20.81 psf (Â£223.97 psm) subject to annual rent reviews and an option to break by giving two months notice. 1st Choice Glazing was unrepresented. Evans Easyspace Ltd was unrepresented. (FOCUS Research 26/11/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/12/2008	B1 OFFICE/BUSINESS	Letting	311	29	Unique Care Solutions has taken 311 sq ft (29 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£5,640 pa, equating to Â£18.14 psf (Â£195.21 psm) subject to annual rent reviews and an option to break by giving two months notice. Unique Care Solutions represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/12/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/12/2008	B1 OFFICE/BUSINESS	Letting	278	26	Choice Glazing has taken 278 sq ft (26 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£5,200 pa, equating to Â£18.71 psf (Â£201.34 psm) subject to annual rent reviews and an option to break by giving two months notice. 1st Choice Glazing represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/12/08)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/12/2008	B1 OFFICE/BUSINESS	Letting	168	16	Ross Martin Projects has taken 168 sq ft (16 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£3,000 pa, equating to Â£17.86 psf (Â£192.21 psm) subject to annual rent reviews and an option to break by giving two months notice. Ross Martin Projects represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/12/08)
TOTAL									52802		
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/01/2009	B1 OFFICE/BUSINESS	Letting	283	26	Scotland Rugby League UK Ltd has taken 283 sq ft (26 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£2,550 pa, equating to Â£9.01 psf (Â£96.99 psm) subject to annual rent reviews and an option to break by giving two months notice. 12 months half-price rental was agreed. Scotland Rugby League UK Ltd represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/01/09)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	13/01/2009	B1 OFFICE/BUSINESS	Letting	236	22	Unique Care Solutions has taken 236 sq ft (22 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£4,260 pa, equating to Â£18.05 psf (Â£194.30 psm) subject to annual rent reviews and an option to break by giving two months notice. Unique Care Solutions represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 13/01/09)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	19/01/2009	B1 OFFICE/BUSINESS	Letting	223	21	National Cradle Maintenance has taken 223 sq ft (21 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£4,020 pa, equating to Â£18.03 psf (Â£194.04 psm) subject to annual rent reviews and an option to break by giving two months notice. National Cradle Maintenance represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 19/01/09)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
		Oakbank Park Way	Unit 13a Oakbank Park	Livingston	EH53 0TH	05/02/2009	B1 OFFICE/BUSINESS	Long Leasehold Sold	2,483	231	Land Engineering Services has taken 2,483 sq ft (231 sq m) of office space from Livingston UK on a sub-lease, expiring 2011, at a rent of Â£27,300 pa, equating to Â£10.99 psf (Â£118.18 psm). Land Engineering Services was unrepresented. JA Pollock acted on behalf of Livingston UK. (FOCUS Research 05/02/09)
Unit 6		Houstoun Road	New Houstoun Business Park	Livingston	EH54 5BZ	15/02/2009	B1 OFFICE/BUSINESS	Letting	5,185	482	Danwood Group Ltd has taken 5,185 sq ft (482 sq m) of office space from Business Homes Cala on a new 10-year FRI lease at Â£80,367.50 pa, equating to Â£15.50 psf (Â£166.74 psm) subject to a rent review and an option to break in year five. Incentives have been agreed but remain confidential. DTZ acted on behalf of Danwood Group Ltd. Ryden and Colliers CRE acted on behalf of Business Homes Cala. (FOCUS Research 15/02/09)
	6	Manse Road	Unit A	Whitburn	EH47 0QA	15/02/2009	B1 OFFICE/BUSINESS	Letting	2,000	186	Academy of Theatre Arts Ltd has taken 2,000 sq ft (186 sq m) of first-floor office space from Westport Properties on a three-year licence at Â£17,000 pa, equating to Â£8.50 psf (Â£91.49 psm). Academy of Theatre Arts Ltd was unrepresented. Ceebar Properties acted on behalf of Westport Properties. (FOCUS Research 15/02/09)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	09/03/2009	B1 OFFICE/BUSINESS	Letting	213	20	Huxley Chard & Company Ltd has taken 213 sq ft (20 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£5,160 pa, equating to Â£24.23 psf (Â£260.76 psm) subject to annual rent reviews and an option to break by giving two months notice. Huxley Chard & Company Ltd represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 09/03/09)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	10/03/2009	B1 OFFICE/BUSINESS	Letting	177	16	Cleaning Gems has taken 177 sq ft (16 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£5,223 pa, equating to Â£29.51 psf (Â£317.63 psm) subject to annual rent reviews and an option to break by giving two months notice. Cleaning Gems represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 10/03/09)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	30/03/2009	B1 OFFICE/BUSINESS	Letting	176	16	Bear Networks Ltd has taken 176 sq ft (16 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£4,380 pa, equating to Â£24.89 psf (Â£267.88 psm) subject to annual rent reviews and an option to break by giving two months notice. Two months rent-free period was agreed. Bear Networks Ltd represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 30/03/09)
Kirkton Business Centre	1	Kirk Lane		Livingston	EH54 7AY	01/04/2009	B1 OFFICE/BUSINESS	Letting	1,554	144	West Lothian College has taken 1,554 sq ft (144 sq m) of office space from Combined Property Control on a new three-month FRI lease at Â£13,986 pa, equating to Â£9.00 psf (Â£97.13 psm). West Lothian College was unrepresented. Kirkton Business Centre acted on behalf of Combined Property Control. (FOCUS Research 01/04/09)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/05/2009	B1 OFFICE/BUSINESS	Letting	159	15	Watson (R) has taken 159 sq ft (15 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£2,880 pa, equating to Â£18.11 psf (Â£194.97 psm) subject to annual rent reviews and an option to break by giving two months notice. Watson (R) was unrepresented. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/05/09)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/05/2009	B1 OFFICE/BUSINESS	Letting	166	15	Brown (S) has taken 166 sq ft (15 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£3,000 pa, equating to Â£18.07 psf (Â£194.53 psm) subject to annual rent reviews and an option to break by giving two months notice. One month half-price rental was agreed. Brown (S) was unrepresented. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/05/09)
		Camps Road	Units 1-12 Camps Industrial Estate	East Calder	EH27 8DF	09/05/2009	B1 OFFICE/BUSINESS	Letting	2,000	186	Core has taken 2,000 sq ft (186 sq m) of office space from AAA Coaches on a one-year lease. Core represented themselves. AAA Coaches represented themselves. (FOCUS Research 09/05/09)
	19	Beveridge Square	Grampian Court	Livingston	EH54 6QF	19/05/2009	B1 OFFICE/BUSINESS	Letting	780	72	Lighter Life has taken 780 sq ft (72 sq m) of office space from KM Estates 2 Ltd on a new three-year FRI lease on confidential terms. Lighter Life represented themselves. D2 and DM Hall acted on behalf of KM Estates 2 Ltd. (FOCUS Research 19/05/09)
		West Main Street	Unit 4a Mosshall Industrial Estate	Blackburn (VI)	EH47 7LY	01/06/2009	B1 OFFICE/BUSINESS	Letting	400	37	Streamline Sportswear has taken 400 sq ft (37 sq m) of office space from Westport Properties on a three-month licence then month-to-month thereafter at Â£3,000 pa, equating to Â£7.50 psf (Â£80.73 psm) subject to three yearly rent reviews. Streamline Sportswear represented themselves. Ceebar Properties acted on behalf of Westport Properties. (FOCUS Research 01/06/09)
Adaptive House	11	Quarrywood Court		Livingston	EH54 6AX	01/06/2009	SERVICED OFFICES	Long Leasehold Sold	628	58	West Lothian Housing Partnership has taken 628 sq ft (58 sq m) of first-floor office space from Adaptive Venture Managers on a sub-lease, expiring 2012, at an all inclusive rent of Â£14,000 pa, equating to Â£22.29 psf (Â£241.38 psm). One weeks rent free period was agreed. West Lothian Housing Partnership represented themselves. J A Pollock acted on behalf of Adaptive Venture Managers. (FOCUS Research 01/06/09)
	59/61	Main Street		Stoneyburn	EH47 8BY	15/06/2009	B1 OFFICE/BUSINESS	Freehold Sold	592	55	McLean (Mr) has purchased the feuhold interest in 592 sq ft (55 sq m) of office space from Woodcock (I & C) for Â£175,000. The property was sold for owner occupation. McLean (Mr) was unrepresented. Caesar & Howie acted on behalf of Woodcock (I & C). The asking price was Â£175,000. (FOCUS Research 15/06/09)
	14	Blackburn Road	Units 14a-14k	Bathgate	EH48 2EY	05/07/2009	B1 OFFICE/BUSINESS	Letting	500	46	Howard Storage World has taken 500 sq ft (46 sq m) of office space from Spring Distribution (Scotland) Ltd on a new month-to-month FRI licence at Â£3,000 pa, equating to Â£6.00 psf (Â£65.22 psm). Howard Storage World represented themselves. Spring Distribution (Scotland) Ltd represented themselves. (FOCUS Research 05/07/09)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	27/07/2009	B1 OFFICE/BUSINESS	Letting	203	19	Crawfords has taken 203 sq ft (19 sq m) of office space from Evans Easyspace on a new 12-month licence at Â£6,450 pa, equating to Â£31.77 psf (Â£339.47 psm). Crawfords represented themselves. Evans Easyspace represented themselves. (FOCUS Research 27/07/09)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/08/2009	B1 OFFICE/BUSINESS	Letting	217	20	Fraser James Partnership has taken 217 sq ft (20 sq m) of office space from Evans Easyspace on a new 12-month licence at Â£5,407.20 pa, equating to Â£24.92 psf (Â£270.36 psm). Fraser James Partnership represented themselves. Evans Easyspace represented themselves. (FOCUS Research 01/08/09)
Fairmont House	21	Oakbank Park Way	Oakbank Park	Livingston	EH53 0TH	01/08/2009	B1 OFFICE/BUSINESS	Letting	4,400	409	Weight Angel Ltd has taken 4,400 sq ft (409 sq m) of office space from IPS Pension Builder (Trustees Of) on a new 10-year FRI lease at Â£27,500 pa, equating to Â£6.25 psf (Â£67.24 psm) subject to a rent review and an option to break in year five. Weight Angel Ltd represented themselves. J A Pollock acted on behalf of IPS Pension Builder (Trustees Of). (FOCUS Research 01/08/09)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/08/2009	B1 OFFICE/BUSINESS	Letting	348	32	McLean Plumbing & Heating Ltd has taken 348 sq ft (32 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£8,400 pa, equating to Â£24.14 psf (Â£262.50 psm) subject to annual rent reviews and an option to break by giving two months notice. McLean Plumbing & Heating Ltd represented themselves. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/08/09)
Axwell House	2	Westerton Road	Unit 30 East Mains Industrial Estate	Broxburn	EH52 5AU	01/09/2009	B1 OFFICE/BUSINESS	Letting	289	27	TSI Ltd has taken 289 sq ft (27 sq m) of office space from Grosvenor Properties Scotland Ltd on a new five-year FRI lease at Â£3,468 pa, equating to Â£12.00 psf (Â£128.44 psm) subject to a mutual option to break in year two. Office Broker Ltd acted on behalf of TSI Ltd. Grosvenor Properties Scotland Ltd represented themselves. (FOCUS Research 01/09/09)
		Almondview	Almondview Office Park	Livingston	EH54 6SF	05/09/2009	B1 OFFICE/BUSINESS	Letting	2,855	265	Work Directions has taken 2,855 sq ft (265 sq m) of ground-floor office space from Kenmore Capital Ltd on a new four-year FRI lease on confidential terms. James Barr Ltd acted on behalf of Work Directions. J A Pollock and Ryden acted on behalf of Kenmore Capital Ltd. (FOCUS Research 05/09/09)
Linbar House	48	North Bridge Street	Units 48a-48h	Bathgate	EH48 4PP	20/09/2009	B1 OFFICE/BUSINESS	Letting	185	17	Party A has taken 185 sq ft (17 sq m) of office space from Westport Properties on a new three-month FRI licence at Â£2,460 pa, equating to Â£13.30 psf (Â£144.71 psm). Agent A acted on behalf of Party A. Ceebar Properties acted on behalf of Westport Properties. (FOCUS Research 20/09/09)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	27/09/2009	B1 OFFICE/BUSINESS	Letting	191	18	Taylor Woodrow plc has taken 191 sq ft (18 sq m) of office space from Dawnside Developments Ltd on a new two-month FRI licence at Â£4,812 pa, equating to Â£25.19 psf (Â£267.33 psm). Taylor Woodrow plc represented themselves. Dawnside Developments Ltd represented themselves. (FOCUS Research 27/09/09)
Eucal Business Centre		Craigshill Road		Livingston	EH54 5DT	05/10/2009	B1 OFFICE/BUSINESS	Letting	218	20	Canning (Charles) has taken 218 sq ft (20 sq m) of office space from Bizspace on a new six month licence at Â£2,180 pa, equating to Â£10.00 psf (Â£109.00 psm). Canning (Charles) represented themselves. Bizspace represented themselves. Achieved rental confirmed by Gavin Luna at Bizspace. (FOCUS Research 05/10/09)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
	3	Meikle Road	Kirkton Campus	Livingston	EH54 7DE	06/10/2009	B1 OFFICE/BUSINESS	Long Leasehold Sold	190	18	Gas Ignition Ltd has taken 190 sq ft (18 sq m) of office space from Southern Home Developments on a sub-lease, expiring 2011, at a rent of Â£4,800 pa, equating to Â£25.26 psf (Â£266.67 psm). Gas Ignition Ltd represented themselves. J A Pollock acted on behalf of Southern Home Developments. (FOCUS Research 06/10/09)
Eucal Business Centre		Craigshill Road		Livingston	EH54 5DT	28/10/2009	B1 OFFICE/BUSINESS	Letting	446	41	Ladywell Dental Laboratory (Craig Owen Trading As) has taken 446 sq ft (41 sq m) of office space from Bizspace Ltd on a new one year licence at Â£4,488 pa, equating to Â£10.06 psf (Â£109.46 psm). Ladywell Dental Laboratory (Craig Owen Trading As) represented themselves. Bizspace Ltd represented themselves. (FOCUS Research 28/10/09)
Eucal Business Centre		Craigshill Road		Livingston	EH54 5DT	28/10/2009	B1 OFFICE/BUSINESS	Letting	255	24	Anderson (Debbie) has taken 255 sq ft (24 sq m) of office space from Bizspace Ltd on a new six month licence at Â£2,553 pa, equating to Â£10.01 psf (Â£106.37 psm). Anderson (Debbie) was unrepresented. Bizspace Ltd represented themselves. (FOCUS Research 28/10/09)
Eucal Business Centre		Craigshill Road		Livingston	EH54 5DT	01/11/2009	B1 OFFICE/BUSINESS	Letting	648	60	Lothian Fire & Security Services Ltd has taken 648 sq ft (60 sq m) of office space from Bizspace Ltd on a new 12 month licence at Â£6,480 pa, equating to Â£10.00 psf (Â£108.00 psm). Lothian Fire & Security Services Ltd represented themselves. Bizspace Ltd represented themselves. (FOCUS Research 01/11/09)
Alba Business Pavilions		Charlesfield Road	Units 3 A/B Alba Business Park	Livingston	EH54 7EG	02/11/2009	B1 OFFICE/BUSINESS	Letting	6,970	648	The Jane Moore Trust has taken 6,970 sq ft (647.53 sq m) of office space at Units 3A/B on a 10-year lease at Â£101,065 pa, equating to Â£14.50 psf (Â£156.08 psm), subject to a rent review in year five.
Geddes House		Kirkton Road North		Livingston	EH54 6GU	05/11/2009	B1 OFFICE/BUSINESS	Letting	780	72	Holburn Property Management has taken 780 sq ft (72 sq m) of office space on confidential terms from Dawnside Developments Ltd. Holburn Property Management represented themselves. Dawnside Developments Ltd represented themselves. (FOCUS Research 05/11/09)
		Unknown	New Houstoun Business Park	Livingston	EH54 5BZ	05/11/2009	B1 OFFICE/BUSINESS	Freehold Sold	4,162	387	P J Careys Ltd has purchased the feuhold interest in 4,162 sq ft (387 sq m) of office space from Business Homes Cala on confidential terms. The property was sold for owner occupation. P J Careys Ltd was unrepresented. CWPC and Ryden acted on behalf of Business Homes Cala. (FOCUS Research 05/11/09)
Geotechnical House		Mill Road	Avonmill Industrial Estate	Linlithgow	EH49 7SF	01/12/2009	B1 OFFICE/BUSINESS	Letting	4,349	404	An undisclosed tenant has taken 4,349 sq ft (404 sq m) of office space on a new five-year FRI lease at Â£22,000 pa, equating to Â£5.06 psf (Â£54.46 psm) subject to an option to break in year two. J & E Shepherd acted on behalf of the landlord. Achieved rent confirmed by Sandy Falconer at J & E Shepherd. (FOCUS Research 01/12/09)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Fleming House	5	Fleming Road	Unit 4 Kirkton Campus	Livingston	EH54 7BN	01/12/2009	B1 OFFICE/BUSINESS	Letting	357	33	Peek a View Baby Scanning has taken 357 sq ft (33 sq m) of office space from Bizspace on a new 12 month licence at Â£3,360 pa, equating to Â£9.41 psf (Â£101.81 psm). Peek a View Baby Scanning represented themselves. Bizspace represented themselves. Achieved rental confirmed by Gavin Luna at Bizspace. (FOCUS Research 01/12/09)
Eucal Business Centre		Craigshill Road		Livingston	EH54 5DT	01/12/2009	SERVICED OFFICES	Letting	398	37	Millburn (Julie) has taken 398 sq ft (37 sq m) of office space from Bizspace Ltd on a new 12 month licence at Â£2,985 pa, equating to Â£7.50 psf (Â£80.68 psm) . Millburn (Julie) was unrepresented. Bizspace represented themselves. Achieved rent confirmed by Gavin Luna at Bizspace. (FOCUS Research 01/12/09)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/12/2009	B1 OFFICE/BUSINESS	Letting	177	16	Direct Digital Solutions (Scotland) Ltd has taken 177 sq ft (16 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£4,440 pa, equating to Â£25.08 psf (Â£277.50 psm) subject to annual rent reviews and an option to break by giving two months notice. Direct Digital Solutions (Scotland) Ltd was unrepresented. Evans Easyspace Ltd was unrepresented. Achieved rent confirmed by Lynsey Douglas at Evans Easyspace. (FOCUS Research 01/12/09)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	01/12/2009	B1 OFFICE/BUSINESS	Letting	1,073	100	TS Technology Services has taken 1,073 sq ft (100 sq m) of office space from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£20,004 pa, equating to Â£18.64 psf (Â£200.04 psm). TS Technology Services was unrepresented. Dawnside Developments Ltd was unrepresented. Achieved rent confirmed by Tina Paschalis at Dawnside Developments Ltd. (FOCUS Research 01/12/09)
Eucal Business Centre		Craigshill Road		Livingston	EH54 5DT	01/12/2009	B1 OFFICE/BUSINESS	Letting	218	20	We Buy Any Car has taken 218 sq ft (20 sq m) of office space from Bizspace on a new six month licence at Â£2,616 pa, equating to Â£12.00 psf (Â£130.08 psm). We Buy Any Car represented themselves. Bizspace represented themselves. Achieved rental confirmed by Gavin Luna at Bizspace. (FOCUS Research 01/12/09)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	05/12/2009	B1 OFFICE/BUSINESS	Letting	2,127	198	has taken 2,127 sq ft (198 sq m) of office space from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£34,414 pa, equating to Â£16.18 psf (Â£173.81 psm). H2O was unrepresented. Dawnside Developments Ltd was unrepresented. Achieved rent confirmed by Tina Paschalis at Dawnside Developments Ltd. (FOCUS Research 05/12/09)
The Daks Building		Unknown	Unit E Polbeth Industrial Estate	West Calder	EH55 8TJ	15/12/2009	B1 OFFICE/BUSINESS	Letting	598	56	An undisclosed tenant has taken 1,127 sq ft (56 sq m) of office space on confidential terms from WGY Group. Lambert Smith Hampton acted on behalf of WGY Group. (FOCUS Research 15/12/09)
The Daks Building		Unknown	Unit E Polbeth Industrial Estate	West Calder	EH55 8TJ	15/12/2009	B1 OFFICE/BUSINESS	Letting	646	60	An undisclosed tenant has taken 646 sq ft (60 sq m) of office space on confidential terms from WGY Group. Lambert Smith Hampton acted on behalf of WGY Group. (FOCUS Research 15/12/09)

WEST Lothian CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
The Daks Building		Unknown	Unit E Polbeth Industrial Estate	West Calder	EH55 8TJ	15/12/2009	B1 OFFICE/BUSINESS	Letting	1,932	179	An undisclosed tenant has taken 1,932 sq ft (179 sq m) of office space on confidential terms from WGY Group. Lambert Smith Hampton acted on behalf of WGY Group. (FOCUS Research 15/12/09)
TOTAL									51987		
Stadium House		Alderstone Road		Livingston	EH54 7DN	01/01/2010	B1 OFFICE/BUSINESS	Letting	191	18	An undisclosed tenant has taken 191 sq ft (17.74 sq m) of office space at Stadium House suite 115, Alderstone Road, Almondvale, Livingston on licence for Â£2865pa from Kingdom Property Group. 247 Commercial Asset Management acted on behalf of the landlord. The quoting rent was Â£2865 pa, equating to Â£15 psf (Â£161.86 psm).
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/01/2010	B1 OFFICE/BUSINESS	Letting	616	57	Scottish SPCA has taken 616 sq ft (57 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£9,000 pa, equating to Â£14.61 psf (Â£157.89 psm) subject to annual rent reviews and an option to break by giving two months notice. Scottish SPCA were unrepresented. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/01/10)
Fleming House	5	Fleming Road	Kirkton Campus	Livingston	EH54 7BN	01/01/2010	B1 OFFICE/BUSINESS	Letting	351	33	Bespoke Agencies (David McDermott Trading As) has taken 351 sq ft (33 sq m) of office space from Bizspace on a new one year licence at Â£4,440 pa, equating to Â£12.65 psf (Â£134.54 psm). Bespoke Agencies (David McDermott Trading As) represented themselves. Bizspace represented themselves. Achieved rental confirmed by Gavin Luna at Bizspace. (FOCUS Research 01/01/10)
	14	Blackburn Road	Units 14a-14k	Bathgate	EH48 2EY	19/01/2010	B1 OFFICE/BUSINESS	Letting	350	33	West Lothian Credit Forum has taken 350 sq ft (33 sq m) of office space from Spring Distribution (Scotland) Ltd on a new month-to-month FRI licence at Â£1,560 pa, equating to Â£4.46 psf (Â£47.27 psm). West Lothian Credit Forum were unrepresented. Spring Distribution (Scotland) Ltd represented themselves. Achieved rent confirmed by Lesley Ward at Spring Distribution (Scotland) Ltd. (FOCUS Research 19/01/10)
Axwell House	2	Westerton Road	Unit 30 East Mains Industrial Estate	Broxburn	EH52 5AU	05/02/2010	B1 OFFICE/BUSINESS	Letting	2,700	251	Scottish Gas Networks has taken 2,700 sq ft (251 sq m) of office space from Grosvenor Properties on a new five-year FRI lease at Â£32,400 pa, equating to Â£12.00 psf (Â£129.08 psm) subject to an option to break in six months. Bell Ingram acted on behalf of Scottish Gas Networks. Grosvenor Properties Scotland acted on behalf of Grosvenor Properties. Achieved rent confirmed by Grosvenor Properties Scotland. (FOCUS Research 05/02/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	05/02/2010	B1 OFFICE/BUSINESS	Letting	498	46	The Logic People has taken 498 sq ft (46 sq m) of office space from Dawnside Developments Ltd on a new month-to-month FRI licence on confidential terms. The Logic People were unrepresented. Dawnside Developments Ltd represented themselves. The quoting rent was Â£9,360, equating to Â£18.80 psf (Â£203.48). Details confirmed by Tina Paschalis at Dawnside Developments Ltd. (FOCUS Research 05/02/10)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
		Almondview	Almondview Office Park	Livingston	EH54 6QB	05/02/2010	B1 OFFICE/BUSINESS	Letting	2,850	265	Action for Employment has taken 2,850 sq ft (265 sq m) of ground-floor office space from Kenmore Capital (Glenrothes) Ltd (In Admin) on a new five-year FRI lease at Â£41,325 pa, equating to Â£14.50 psf (Â£155.94 psm) subject to an option to break in year two. Action for Employment was unrepresented. J A Pollock and Ryden acted on behalf of Kenmore Capital (Glenrothes) Ltd (In Admin). Achieved rent confirmed by Jim Pollock at J A Pollock. (FOCUS Research 05/02/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	05/02/2010	B1 OFFICE/BUSINESS	Letting	562	52	Smartcam has taken 562 sq ft (52 sq m) of office space from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£6,720, equating to Â£11.96 psf (Â£129.23 psm). Smartcam was unrepresented. Dawnside Developments Ltd represented themselves. The quoting rent was Â£6,720, equating to Â£11.96 psf (Â£129.23). Details confirmed by Tina Paschalis at Dawnside Developments Ltd. (FOCUS Research 05/02/10)
Chameleon 2		Appleton Parkway		Livingston	EH54 7EZ	23/02/2010	B1 OFFICE/BUSINESS	Letting	8,708	809	Atos Origin has taken 8,708 sq ft (809 sq m) of office space from Totsbridge Ltd on a new FRI lease expiring 08/07/2027 subject to a rent review on 08/07/2018. Incentives were agreed but remain confidential. Atos Origin were unrepresented. Cushman & Wakefield LLP acted on behalf of Totsbridge Ltd. Achieved rent confirmed by Stewart McMillan at Cushman & Wakefield LLP. (CoStar Research 09/04/2010)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	01/03/2010	B1 OFFICE/BUSINESS	Letting	404	38	Aadula has taken 404 sq ft (38 sq m) of office space from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£4,560 pa, equating to Â£11.29 psf (Â£120.00 psm). Aadula was unrepresented. Dawnside Developments Ltd represented themselves. Achieved rent confirmed by Dawnside Developments Ltd. (FOCUS Research 01/03/10)
		Unknown	Unit B7 Houstoun Interchange	Livingston	EH54 8ZZ	01/03/2010	B1 OFFICE/BUSINESS	Letting	3,586	333	WFS Technologies Ltd has taken 3,586 sq ft (333 sq m) of office space at unit B7 Houstoun Interchange from Errigal Developments Ltd on a new five-year FRI lease on confidential terms. WFS Technologies Ltd was unrepresented. John Britton Associates and Ryden acted on behalf of Errigal Developments Ltd. Details confirmed by John Britton at John Britton Associates. (FOCUS Research 01/03/10)
	31a	North Bridge Street		Bathgate	EH48 4PJ	03/03/2010	B1 OFFICE/BUSINESS	Long Leasehold Sold	1,243	115	Your Move has taken 1,243 sq ft (115 sq m) of first-floor space from Scotsman Publications Ltd on assignment of an existing lease expiring 2013, at a passing rent of Â£10,000 pa, equating to Â£8.05 psf (Â£86.96 psm). A reverse premium of Â£7,500 was agreed. Your Move was unrepresented. Rapleys acted on behalf of Scotsman Publications Ltd. Achieved rent confirmed by Hugh Leggat at Rapleys. (FOCUS Research 03/03/10)
Alba Business Pavilions		Charlesfield Road	Units 1 A-D Alba Business Park	Livingston	EH54 7EG	15/03/2010	B1 OFFICE/BUSINESS	Letting	3,485	324	Bridgeview Consultants has taken 3,485 sq ft (324 sq m) of office space at Block 1 Unit 1B, Alba Business Park, Livingston from Miller Alba Ltd on a new three-year FRI lease at Â£50,533 pa, equating to Â£14.50 psf (Â£155.96 psm). Bridgeview Consultants were unrepresented. Jones Lang LaSalle and GVA Grimley acted on behalf of Miller Alba Ltd. The quoting rent was Â£55,760 pa, equating to Â£16.00 psf (Â£172.10 psm). Achieved rent confirmed by Colin Campbell at Jones Lang LaSalle. (CoStar Research 22/06/2010)
		Rankine Square	Deans Industrial Estate	Livingston	EH54 8SH	19/03/2010	B1 OFFICE/BUSINESS	Letting	1,184	110	Jedweld has taken 1,184 sq ft (110 sq m) of office space on confidential terms from Rutterford Holdings (Mrs J Rutterford). The tenant was unrepresented. SL Property Consultants acted on behalf of the landlord. (FOCUS Research 19/03/10)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Geddes House		Kirkton Road North		Livingston	EH54 6GU	26/03/2010	B1 OFFICE/BUSINESS	Letting	590	55	Make Your Own Jewellery has taken 590 sq ft (55 sq m) of office space from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£6,600 pa, equating to Â£11.19 psf (Â£120.00 psm). Make Your Own Jewellery was unrepresented. Dawnside Developments Ltd represented themselves. Achieved rent confirmed by Dawnside Developments Ltd. (FOCUS Research 26/03/10)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/04/2010	B1 OFFICE/BUSINESS	Letting	348	32	Caledonia Homes Ltd has taken 348 sq ft (32 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at Â£6,600 pa, equating to Â£18.97 psf (Â£206.25 psm) subject to annual rent reviews and a mutual option to break by giving two months notice. Evans Easyspace Ltd represented themselves. Achieved rent confirmed by Evans Easyspace. (FOCUS Research 01/04/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	01/04/2010	B1 OFFICE/BUSINESS	Letting	390	36	BFE Electrical has taken 390 sq ft (36 sq m) of office space on a new month-to-month FRI licence on confidential terms from Dawnside Developments Ltd. BFE Electrical was unrepresented. Dawnside Developments represented themselves. The quoting rent was Â£9,480 pa, equating to Â£24.31 psf (Â£263.33 psm). Details confirmed by Tina Paschalis at Dawnside Developments Ltd. (FOCUS Research 01/04/10)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/04/2010	B1 OFFICE/BUSINESS	Letting	168	16	An undisclosed tenant has taken 168 sq ft (16 sq m) of office space on confidential terms from Evans Easyspace Ltd. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/04/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	01/05/2010	B1 OFFICE/BUSINESS	Letting	498	46	Suntino Renewable Energy has taken 498 sq ft (46 sq m) of office space from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£8,520 pa, equating to Â£17.11 psf (Â£185.22 psm). Suntino Renewable Energy was unrepresented. Dawnside Developments Ltd represented themselves. Achieved rent confirmed by Dawnside Developments Ltd. (FOCUS Research 01/05/10)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/05/2010	B1 OFFICE/BUSINESS	Letting	176	16	An undisclosed tenant has taken 176 sq ft (16 sq m) of office space on confidential terms from Evans Easyspace Ltd. Evans Easyspace Ltd represented themselves. (FOCUS Research 01/05/10)
		Unknown		Uphall	EH52 5NT	03/05/2010	SERVICED OFFICES	Letting	893	83	Solutions has taken 893 sq ft (83 sq m) of office space from Uphall Estates Ltd on a new one-year FRI lease on confidential terms. 3R Solutions represented themselves. Uphall Estates Ltd represented themselves. The quoting rent was Â£12,055 pa, equating to Â£13.50 psf (Â£145.24 psm). Achieved rent confirmed by Cass Hibbert at Uphall Estates Ltd. (FOCUS Research 03/05/10)
		Unknown		Uphall	EH52 5NT	03/05/2010	SERVICED OFFICES	Letting	806	75	Energy Solutions has taken 806 sq ft (75 sq m) of office space from Uphall Estates Ltd on a new one-year FRI lease on confidential terms. 3R Energy Solutions represented themselves. Uphall Estates Ltd represented themselves. The quoting rent was Â£10,880 pa, equating to Â£13.50 psf (Â£145.07 psm). Achieved rent confirmed by Cass Hibbert at Uphall Estates Ltd. (FOCUS Research 03/05/10)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
		Unknown	New Houstoun Business Park	Livingston	EH54 5BZ	05/05/2010	B1 OFFICE/BUSINESS	Freehold Sold	3,043	283	Henbury Ltd has purchased the feuhold interest in 3,043 sq ft (283 sq m) of office space at Building 2 on confidential terms. The property was sold for owner occupation. Henbury Ltd represented themselves. J A Pollock acted on behalf of the vendor. Deal information confirmed by Jim Pollock at J A Pollock. (FOCUS Research 05/05/10)
		Unknown	New Houstoun Business Park	Livingston	EH54 5BZ	05/05/2010	B1 OFFICE/BUSINESS	Freehold Sold	3,043	283	Ashwood Scotland Ltd has purchased the feuhold interest in 3,043 sq ft (283 sq m) of office space at Building 3 on confidential terms. The property was sold for owner occupation. Knight Frank acted on behalf of Ashwood Scotland Ltd. J A Pollock acted on behalf of the vendor. Deal information confirmed by Jim Pollock at J A Pollock. (FOCUS Research 05/05/10)
	1	Waverley Street	Unit 2 Waverley Industrial Estate	Bathgate	EH48 4JA	05/05/2010	B1 OFFICE/BUSINESS	Letting	550	51	Crossroads has taken 550 sq ft (51 sq m) of office space at Unit 1, 1 Waverley Street from J W Muir Property Investments Ltd on a new three-year FRI lease at Â£3,500 pa, equating to Â£6.36 psf (Â£68.63 psm). Crossroads was unrepresented. J A Pollock acted on behalf of J W Muir Property Investments Ltd. Achieved rent confirmed by John Dunsmore at J A Pollock. (FOCUS Research 05/05/10)
	7	Macmillan Road	Unit 3 Ground Floor Offices Alderstone Business Park	Livingston	EH54 7DF	06/05/2010	B1 OFFICE/BUSINESS	Letting	2,539	236	Antenna Audio has taken 2,539 sq ft (236 sq m) of ground-floor office space from Windsor Life Assurance Co Ltd on a new four-year FRI lease at Â£30,468 pa, equating to Â£12.00 psf (Â£129.10 psm). Antenna Audio represented themselves. J A Pollock and Cushman & Wakefield LLP acted on behalf of Windsor Life Assurance Co Ltd. Achieved rent confirmed by Graeme Pollock at J A Pollock. (FOCUS Research 06/05/10)
Fleming House	5	Fleming Road	Unit 14 Kirkton Campus	Livingston	EH54 7BN	01/06/2010	B1 OFFICE/BUSINESS	Letting	1,214	113	Eon has taken 1,214 sq ft (113 sq m) of office space from Bizspace on a new one-year licence at Â£15,175 pa, equating to Â£12.50 psf (Â£134.29 psm). Eon represented themselves. Bizspace represented themselves. Achieved rental confirmed by Gavin Luna at Bizspace. (FOCUS Research 01/06/10)
Fleming House		Caledonia Road	Unit 19	Livingston	EH54 7BN	01/06/2010	B1 OFFICE/BUSINESS	Letting	453	42	Innes Sculthorpe has taken 453 sq ft (42 sq m) of office space at Unit 19 from Bizspace on a new one year licence at Â£5,436 pa, equating to Â£12.00 psf (Â£129.42 psm). Innes Sculthorpe represented themselves. Bizspace represented themselves. Achieved rental confirmed by Gavin Luna at Bizspace. (FOCUS Research 01/06/10)
Fleming House	5	Fleming Road	Unit 10 Kirkton Campus	Livingston	EH54 7BN	01/06/2010	B1 OFFICE/BUSINESS	Letting	171	16	BBS Ltd has taken 171 sq ft (16 sq m) of office space at Unit 10 from Bizspace on a new nine month licence at Â£2,760 pa, equating to Â£16.14 psf (Â£172.50 psm). BBS Ltd represented themselves. Bizspace represented themselves. Achieved rental confirmed by Gavin Luna at Bizspace. (FOCUS Research 01/06/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	01/06/2010	B1 OFFICE/BUSINESS	Letting	590	55	Sykam Solutions Ltd has taken 590 sq ft (55 sq m) of office space at Suite 25 from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£6,636 pa, equating to Â£11.25 psf (Â£120.65 psm). Sykam Solutions Ltd represented themselves. Dawnside Developments Ltd was represented themselves. Achieved rent confirmed by Dawnside Developments. (FOCUS Research 01/06/10)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Stadium House		Alderstone Road		Livingston	EH54 7DN	05/06/2010	B1 OFFICE/BUSINESS	Letting	183	17	Interserve has taken 183 sq ft (17 sq m) of first-floor office space at Suite 104, Stadium House, from Kingdom Property Group Ltd on a new one-year lease on confidential terms. 247 Commercial Asset Management acted on behalf of Kingdom Property Group Ltd. Details confirmed by Elizabeth Young at Kingdom Property Group Ltd.
Barras House	6	Manse Road		Whitburn	EH47 0QA	05/06/2010	B1 OFFICE/BUSINESS	Letting	400	37	Lee Milne Hair Design has taken 400 sq ft (37 sq m) of ground-floor office space at Unit 6C from Westport Properties on a new month-to-month FRI licence at £7,240 pa, equating to £18.10 psf (£195.68 psm). Lee Milne Hair Design represented themselves. Ceebar Properties acted on behalf of Westport Properties. Achieved rent confirmed by Ceebar Properties. (FOCUS Research 05/06/10)
	7	Quarrywood Court		Livingston	EH54 6AX	21/06/2010	B1 OFFICE/BUSINESS	Freehold Sold	2,283	212	An undisclosed buyer has purchased the feuhold interest in 2,283 sq ft (212 sq m) of office space from Keymed Ltd on confidential terms. The property was sold for owner occupation. Ryden acted on behalf of Keymed Ltd. The asking price was £300,000. Details confirmed by Iain Taylor at Ryden. (FOCUS Research 21/06/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	28/06/2010	B1 OFFICE/BUSINESS	Letting	497	46	Graeme Morrice has taken 497 sq ft (46 sq m) of office space at Suite 14 from Dawnside Developments Ltd on a new month-to-month FRI licence at £6,720 pa, equating to £13.52 psf (£146.09 psm). Graeme Morrice was unrepresented. Dawnside Developments Ltd represented themselves. Achieved rent confirmed by Dawnside Developments Ltd. (FOCUS Research 28/06/10)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/07/2010	B1 OFFICE/BUSINESS	Letting	213	20	Lifeinsure.co.uk Ltd has taken 213 sq ft (20 sq m) of office space from Evans Easyspace Ltd on a month-to-month licence at £5,820 pa, equating to £27.32 psf (£291.00 psm) subject to annual rent reviews and a mutual option to break by giving two months notice. Evans Easyspace Ltd represented themselves. Achieved rent confirmed by Evans Easyspace. (FOCUS Research 01/07/10)
Delta House		Carmondean Centre		Livingston	EH54 8PT	05/07/2010	B1 OFFICE/BUSINESS	Letting	514	48	Delta Design Ltd has taken 514 sq ft (48 sq m) of office space at Unit 4, Delta House from Grafitto Ltd on a new three-year FRI lease at £5,500 pa, equating to £10.70 psf (£114.58 psm). Delta Design Ltd represented themselves. J A Pollock acted on behalf of Grafitto Ltd. Achieved rent confirmed by John Dunsmore at J A Pollock. (FOCUS Research 05/07/10)
	1	Waverley Street	Unit 2 Waverley Industrial Estate	Bathgate	EH48 4JA	05/07/2010	B1 OFFICE/BUSINESS	Letting	550	51	Food Train has taken 550 sq ft (51 sq m) of office space at Unit 2, 1 Waverley Street from J W Muir Property Investments Ltd on a new 2-year FRI lease at £3,300 pa, equating to £6.00 psf (£64.71 psm). Food Train represented themselves. J A Pollock acted on behalf of J W Muir Property Investments Ltd. Achieved rent confirmed by John Dunsmore at J A Pollock. (FOCUS Research 05/07/10)
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	05/07/2010	B1 OFFICE/BUSINESS	Letting	606	56	Neary Enterprises (Kevin Neary trading as) has taken 606 sq ft (56 sq m) of office space at Unit 25 from Evans Easyspace Ltd on a month-to-month licence at £7,530 pa, equating to £12.43 psf (£134.47 psm) subject to annual rent reviews and a mutual option to break by giving two months notice. Evans Easyspace Ltd represented themselves. Achieved rent confirmed by Evans Easyspace. (FOCUS Research 05/07/10)

WEST LoTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Overton Farm		Unknown		Kirknewton	EH27 8DD	06/07/2010	B1 OFFICE/BUSINESS	Letting	2,583	240	Potter Around has taken 2,583 sq ft (240 sq m) of office space at Overton Farm, Kirknewton from an unknown landlord on a new two-year FRI lease at Â£6,000 pa, equating to Â£2.32 psf (Â£25.00 psm). Three months rent-free period was agreed. Potter Around was unrepresented. Davidson & Robertson Rural acted on behalf of the unknown landlord. Achieved rent confirmed by Charles Reid-Thomas at Davidson & Robertson Rural. (FOCUS Research 06/07/10)
Alba Business Pavilion		Charlesfield Road	Unit 2 A-B Alba Business Park	Livingston	EH54 7EG	01/08/2010	B1 OFFICE/BUSINESS	Letting	4,470	415	An undisclosed tenant has taken 4,470 sq ft (415 sq m) of office space at Block 2 Unit 2A, Alba Business Park, Livingston on confidential terms from an unknown landlord. Jones Lang LaSalle and GVA Grimley acted on behalf of the landlord. The quoting rent was Â£71,520 pa, equating to Â£16.00 psf (Â£172.22 psm). Deal information provided by Jones Lang LaSalle. (CoStar Research 23/08/2010)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/08/2010	B1 OFFICE/BUSINESS	Letting	475	44	All about W8 Falkirk & Stirling Ltd has taken 475 sq ft (44 sq m) of office space at Unit 1 from Evans Easyspace Ltd on a month-to-month licence at Â£7,970 pa, equating to Â£16.78 psf (Â£181.14 psm) subject to annual rent reviews and a mutual option to break by giving two months notice. Evans Easyspace Ltd represented themselves. Achieved rent confirmed by Evans Easyspace. (FOCUS Research 01/08/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	05/08/2010	B1 OFFICE/BUSINESS	Letting	562	52	Flexiant has taken 562 sq ft (52 sq m) of office space at Suite 19, Geddes House from Dawnside Developments Ltd for use as a server room on a new month-to-month FRI licence on confidential terms. Flexiant represented themselves. Dawnside Developments represented themselves. The quoting rent was Â£4,560 pa, equating to Â£8.11 psf (Â£87.69 psm). Achieved rent confirmed by Dawnside Developments Ltd. (FOCUS Research 05/08/10)
Geddes House		Kirkton Road North		Livingston	EH54 6GU	09/08/2010	B1 OFFICE/BUSINESS	Letting	282	26	Polish to Perfection has taken 282 sq ft (26 sq m) of office space at Suite 27, Geddes House from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£3,840 pa, equating to Â£13.62 psf (Â£147.69 psm). Polish to Perfection represented themselves. Dawnside Developments Ltd represented themselves. Achieved rent confirmed by Dawnside Developments Ltd. (FOCUS Research 09/08/10)
		Hawk Brae	Units 1-9 Newyearfield Business Park	Livingston	EH54 6TW	05/09/2010	B1 OFFICE/BUSINESS	Letting	507	47	Voyager Networks Ltd has taken 507 sq ft (47.1 sq m) of office space at Unit 5, Newyearfield, from West Lothian Council on a 14 month lease at Â£6,200 pa, equating to Â£12.23 psf (Â£131.63 psm). West Lothian Council acted on behalf of themselves. Voyager Networks Ltd was unrepresented. Achieved rent confirmed by Tracey Thomson at West Lothian Council.
Geddes House		Kirkton Road North		Livingston	EH54 6GU	15/09/2010	B1 OFFICE/BUSINESS	Letting	265	25	Caley Print & Stationery has taken 265 sq ft (25 sq m) of office space at Suite 8, Geddes House from Dawnside Developments Ltd on a new month-to-month FRI licence at Â£5,412 pa, equating to Â£20.42 psf (Â£216.48 psm). Caley Print & Stationery represented themselves. Dawnside Developments Ltd represented themselves. Achieved rent confirmed by Dawnside Developments Ltd. (FOCUS Research 15/09/10)
Linbar House	48	North Bridge Street	Units 48a-48h	Bathgate	EH48 4PP	30/09/2010	B1 OFFICE/BUSINESS	Letting	185	17	Ms Shiela Turner has taken 185 sq ft (17 sq m) of office space at Unit 48F/4, Linbar House, 48 North Bridge Street, Bathgate from Westport Properties Ltd on a new quarterly lease agreement at Â£2,460 pa, equating to Â£13.30 psf (Â£143.13 psm) subject to a rent review in year three and an option to break every three months. Ms Shiela Turner was unrepresented. Ceebar Properties acted on behalf of Westport Properties Ltd. Achieved rent confirmed by Chris Payne at Ceebar Properties. (CoStar Research 11/02/2011)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Stadium House		Alderstone Road		Livingston	EH54 7DN	01/10/2010	B1 OFFICE/BUSINESS	Letting	190	18	An undisclosed tenant has taken 190sq ft (17.65 sq m) of office space at Stadium House, Suite 116, Alderstone Road, Almondvale, Livingston under licence at a rent of Â£2,850pa from Kingdom Property Group. 247 Commercial Asset Management acted on behalf of the landlord. The quoting rent was Â£2,850 pa, equating to Â£15 psf (Â£161.47 psm).
Evans Business Centre		Easter Inch	Unit 3	Bathgate	EH48 2EH	01/10/2010	B1 OFFICE/BUSINESS	Letting	311	29	Prater Ltd has taken 311 sq ft (29 sq m) of office space at Unit 18 from Evans Easyspace Ltd on a month-to-month licence at Â£4,195 pa, equating to Â£13.49 psf (Â£144.66 psm) subject to annual rent reviews and a mutual option to break by giving two months notice. Evans Easyspace Ltd represented themselves. Achieved rent confirmed by Evans Easyspace. (FOCUS Research 01/10/10)
Whitehill Business Centre		Inchmuir Road		Bathgate	EH48 2EP	18/10/2010	BUSINESS PARK/UNIT	Letting	2,250	209	An undisclosed tenant has taken 2,250 sq ft (269 sq m) of ground-floor office space at Unit 1C on a three years and three months lease at Â£13,000 pa, equating to Â£5.78 psf (Â£62.20 psm). JA Pollock Property Consultants acted on behalf of the landlord. One month rent free period was agreed. The quoting rent was Â£13,000 pa, equating to Â£5.78 psf (Â£62.20 psm). Achieved rent confirmed by Jim Pollock at JA Pollock Property Consultants. (CoStar Research 18/07/2011)
		Old Well Road	Unit 2 - First Floor Wester Inch Business Park	Bathgate	EH48 2SE	01/12/2010	B1 OFFICE/BUSINESS	Letting	1,980	184	HB Property has taken 1,980 sq ft (184 sq m) of office space at Unit 2, 1st Floor, Old Well Road, Wester Inch Business Park, Bathgate from Spence Insurance on a new five-year lease the rent was undisclosed. The asking rent was Â£27,000 pa, equating to Â£13.63psf (Â£146psm). HB Property represented themselves. JA Pollock acted on behalf of Spence Insurance. (CoStar Research 31/12/2010)
Westwood House		Westwood	Five Sisters Estate	West Calder	EH55 8PN	01/12/2010	B1 OFFICE/BUSINESS	Letting	4,980	463	Forestry Commission has taken 4,980 sq ft (462sq m) of office space at Five Sisters House, Westwood, 5 Sisters Estate, West Calder from JJ Land on a new ten-year lease the rent was undisclosed. The asking rent was Â£49,400 pa, equating to an average of Â£9.94 psf (Â£107psm). Forestry Commission represented themselves. JA Pollock acted on behalf of JJ Land. (CoStar Research 31/12/2010)
TOTAL									66486		
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/01/2011	B1 OFFICE/BUSINESS	Letting	616	57	An undisclosed tenant has taken 616 sq ft (57 sq m) of office space within suite 8 from Evans Easyspace Ltd on a confidential lease. Evans Easyspace Ltd represented themselves. The quoting rent was Â£10,200 pa, equating to Â£16.56 psf, (Â£178.25 psm). Deal information confirmed by Sally Cassidy at Evans Easyspace Ltd.
G5k		Appleton Parkway	Unit 1 Eliburn Office Park	Livingston	EH54 6GR	01/01/2011	B1 OFFICE/BUSINESS	Letting	2,703	251	Provident Financial Management Services Ltd has taken 2,703 sq ft (251 sq m) of first-floor office space from Gladman Developments Ltd on a five-year lease at Â£36,491 pa, equating to Â£13.50 psf (Â£145.31 psm). King Sturge and FG Burnett acted on behalf of Gladman Developments Ltd. Six months rent-free period was agreed. Provident Financial Management Services Ltd represented themselves. Achieved rent confirmed by Susan Pegg at Gladman Developments Ltd. (CoStar Research 22/02/2011)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	06/01/2011	B1 OFFICE/BUSINESS	Letting	616	57	Compita has taken 616 sq ft (57.23 sq m) of office space within unit 6 from Evans Easyspace Ltd on a licence agreement at Â£10,200 pa, equating to Â£16.56 psf (Â£178.23 psm), with an option to break on a rolling two month basis. Evans Easyspace Ltd represented themselves. There were no incentives agreed. Compita were unrepresented. The quoting rent was undisclosed. Achieved rent confirmed by Jane Mackie at Evans Easyspace Ltd. (CoStar Research 06/06/2011)
The Bakehouse	77a	High Street		Linlithgow	EH49 7ED	09/02/2011	B1 OFFICE/BUSINESS	Freehold Sold	1,164	108	Mr Baird has purchased the feuhold interest in 1,164 sq ft (108 sq m) of ground and first-floor office space at The Bakehouse, 77A High Street from Manor Forrest Ltd for Â£70,000. The property was sold for owner occupation. Mr Baird was unrepresented. James Barr Ltd acted on behalf of Manor Forrest Ltd. Achieved price confirmed by Stephen Robertson at James Barr Ltd. (CoStar Research 11/02/2011)
Fleming House	5	Fleming Road	Kirkton Campus	Livingston	EH54 7BN	21/02/2011	B1 OFFICE/BUSINESS	Letting	680	63	Anderson Bain & Co has taken 680 sq ft (63 sq m) of first-floor office space at Unit 6 Fleming House, 5 Fleming Road from Bizspace Ltd on a new two-year licence at Â£7,200 pa in year one, equating to Â£10.59 psf (Â£113.97 psm), rising to Â£8,160 pa in year two, equating to Â£12.00 psf (129017 psm) There are no rent reviews or options to break, and no incentives were agreed.. Bizspace Ltd represented themselves. Anderson Bain & Co was unrepresented. Achieved rent confirmed by Gavin Lusk at Bizspace Ltd. (CoStar Research 21/02/2011)
		Loaning Hill	Rooms 1-54 Uphall Business Park	Uphall	EH52 5NT	01/03/2011	SERVICED OFFICES	Letting	447	42	Simple HR has taken 447 sq ft (42 sq m) of office space from Uphall Estates Ltd on a one-year lease at Â£3,312pa, equating to Â£7.40psf (Â£79.75 psm). Uphall Estates Ltd represented themselves Simple HR was unrepresented. The quoting rent was Â£6,700pa, equating to Â£14.99psf (Â£159.52 psm). Achieved rent confirmed by Uphall Estates Ltd. (CoStar Research 13/06/2011)
Celect House	12a	Fairbairn Road		Livingston	EH54 6TS	01/03/2011	B1 OFFICE/BUSINESS	Letting	1,670	155	An undisclosed tenant has taken 1,670 sq ft (155.15 sq m) of office space at Unit 1 Celect House from Northam Frederick Properties Ltd on a ten-year lease. JA Pollock Property Consultants acted on behalf of Northam Frederick Properties Ltd. (CoStar Research 18/07/2011)
		Appleton Parkway	Unit 2-3 Eliburn Office Park	Livingston	EH54 6GR	01/03/2011	B1 OFFICE/BUSINESS	Letting	2,212	205	Fibre Photonics Ltd has taken 2,212 sq ft (205 sq m) of office space at Unit 3 from Gladman Developments Ltd on a five-year lease at Â£29,862 pa, equating to Â£13.50 psf (Â£145.31 psm. King Sturge & James Barr Ltd acted on behalf of Gladman Developments Ltd. Nine months rent-free period was agreed. There is also an option to buy within the first six months. Fibre Photonics Ltd was unrepresented. Achieved rent confirmed by Susan Pegg at Gladman Developments Ltd. (CoStar Research 29/03/2011)
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	08/03/2011	B1 OFFICE/BUSINESS	Letting	616	57	Veiro Ltd have taken 616 sq ft (57.23 sq m) of office space within unit 7 from Evans Easyspace Ltd on a one-year licence agreement at Â£4,200 pa, equating to Â£6.82 psf (Â£73.39 psm). The rent was stepped over the first year starting at Â£350 per month in months one to three, Â£600 per month in months four to six and from month seven on it was Â£800 per month. With an option to break on a rolling two monthly basis. Evans Easyspace Ltd represented themselves. Veiro Ltd were unrepresented. The quoting rent was
		Hawk Brae	Units 1-9 Newyearfield Business Park	Livingston	EH54 6TW	01/04/2011	B1 OFFICE/BUSINESS	Letting	362	34	Adorable Dogs has taken 362 sq ft (33.6 sq m) of office space at Unit 3 from west Lothian Council on a three year lease at Â£4,740 pa, equating to Â£13.09 psf (Â£140.94 psm). West Lothian Council represented themselves. Adorable Dogs was unrepresented. Achieved rent confirmed by Tracey Thomson at West Lothian Council.

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
		Loaning Hill	Rooms 1-54 Uphall Business Park	Uphall	EH52 5NT	01/05/2011	SERVICED OFFICES	Letting	277	26	Focus Home Care Ltd has taken 277sq ft (26sq m) of office space from Uphall Estates Ltd on a one-year rolling lease at Â£2,392pa, equating to Â£8.63psf (Â£92.95psm). Uphall Estates Ltd represented themselves. Focus Homecare Ltd was unrepresented. The quoting rent was Â£4,155 pa, equating to Â£15.00psf (Â£159.80psm). Achieved rent confirmed by Uphall Estates Ltd. (CoStar Research 13/06/2011)
Fleming House	5	Fleming Road	Kirkton Campus	Livingston	EH54 7BN	25/05/2011	B1 OFFICE/BUSINESS	Letting	351	33	Bespoke Agencies Ltd has taken 351 sq ft (33 sq m) of first-floor office space at Suite 18, Fleming House, 5 Fleming Road, Kirkton Campus from Bizspace Ltd on a new one-year IRI lease at Â£4,680 pa, equating to Â£13.33 psf (Â£143.52 psm), subject to no rent reviews or options to break in year. Bizspace Ltd represented themselves. No incentives were agreed. Bespoke Agencies Ltd was unrepresented. The quoting rent was Â£4,500 pa, equating to Â£12.82 psf (Â£138.90 psm). Achieved rent confirmed by Cass Hibbert at Uphall Estates Ltd. (CoStar Research 13/07/2011)
		Loaning Hill	Rooms 1-54 Uphall Business Park	Uphall	EH52 5NT	01/06/2011	SERVICED OFFICES	Letting	375	35	Just Simply Accounting Ltd has taken 375sq ft (35sq m) of office space at Suite 28-30 from Uphall Estates Ltd on a one-year rolling lease at Â£3,300pa, equating to Â£8.80psf (Â£94.72psm). Uphall Estates Ltd represented themselves. Just Simply Accounting Ltd was unrepresented. Achieved rent confirmed by Cass Hibbert at Uphall Estates Ltd. (CoStar Research 13/07/2011)
	50	Main Street		West Calder	EH55 8DR	01/06/2011	B1 OFFICE/BUSINESS	Freehold Sold	276	26	An undisclosed buyer has purchased the feuhold interest in 276 sq ft (26 sq m) of ground-floor office space at 50 Main Street on confidential terms. Stewart Watt & Co acted on behalf of the purchaser. McKay & Norwell acted on behalf of the vendor. Details confirmed by Wendy Milne at Stewart Watt & Co. (CoStar Research 29/06/2011)
	27-33	North Bridge Street		Bathgate	EH48 4PJ	01/06/2011	B1 OFFICE/BUSINESS	Letting	937	87	Weslo Housing Management has taken 937 sq ft (87 sq m) of office space at 31B North Bridge Street from F & C Reit Asset Management on a new one-year lease at Â£6,000 pa, equating to Â£6.40 psf (Â£68.97 psm). No incentives were agreed. Weslo Housing Management was unrepresented. CKD Galbraith acted on behalf of F & C Reit Asset Management. Details confirmed by Sebastian Findlay at CKD Galbraith. (CoStar Research 02/06/2011)
Linbar House	48	North Bridge Street	Units 48a-48h	Bathgate	EH48 4PP	10/06/2011	B1 OFFICE/BUSINESS	Letting	245	23	An undisclosed tenant has taken 245 sq ft (23 sq m) of ground-floor office space at Unit C/1 from Ceebar Properties Ltd. Ceebar Properties Ltd acted on behalf of himself. The quoting rent was Â£4,300 pa, equating to Â£17.55 psf (Â£188.92 psm).
	33-35	King Street		Bathgate	EH48 1AZ	15/06/2011	B1 OFFICE/BUSINESS	Letting	559	52	An undisclosed tenant has taken 559 sq ft (52 sq m) of first-floor office space at 35 King Street on confidential terms. DM Hall acted on behalf of the landlord. The quoting rent was Â£8,502 pa, equating to Â£15.21 psf (Â£163.50 psm). Details confirmed by DM Hall. (CoStar Research 20/07/2011)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/07/2011	B1 OFFICE/BUSINESS	Letting	789	73	Global Combustion Systems Ltd has taken 789 sq ft (73 sq m) of office space within unit 42 from Evans Easyspace Ltd for Â£7,800 pa, equating to Â£9.88 psf (Â£106.41 psm). Evans Easyspace represented themselves. Achieved rent confirmed by Laura Sexton at Evans Easyspace Ltd. (CoStar Research 09/08/2011)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Fleming House	5	Fleming Road	Kirkton Campus	Livingston	EH54 7BN	01/07/2011	B1 OFFICE/BUSINESS	Letting	735	68	Atlas Commercial Consultants Ltd has taken 735 sq ft (68 sq m) of office space at Unit 5 Fleming House, Kirkton Campus, Fleming Road from Bizspace Ltd on a new one-year lease at Â£8,400 pa, equating to Â£11.43 psf (Â£123.02 psm), subject to no rent reviews or options to break. Bizspace Ltd represented themselves. No incentives were agreed. Atlas Commercial Consultants Ltd was unrepresented. The quoting rent was Â£10,800 pa, equating to Â£14.60 psf (Â£159.46 psm). Achieved rent confirmed by CoStar Research 16/09/2011.
		Hawk Brae	Units 1-9 Newyearfield Business Park	Livingston	EH54 6TW	01/08/2011	B1 OFFICE/BUSINESS	Letting	253	24	Blue Planning LLP has taken 253 sq ft (24 sq m) of office space at Unit 1, Newyearfield, from West Lothian Council on a three year lease at Â£3,288 pa, equating to Â£13 psf (Â£140 psm). West Lothian Council acted on behalf of themselves. Blue Planning LLP acted on behalf of themselves. The quoting rent was Â£3,288 pa, equating to Â£13 psf (Â£140 psm). Achieved rent confirmed by Tracey Thomson at West Lothian Council. (CoStar Research 16/09/2011)
		Hawk Brae	Units 1-9 Newyearfield Business Park	Livingston	EH54 6TW	01/08/2011	B1 OFFICE/BUSINESS	Letting	360	33	Blue Planning LLP has taken 360 sq ft (33.45 sq m) of office space at Unit 2, Newyearfield, from West Lothian Council on a three year lease at Â£4,617 pa, equating to Â£12.83 psf (Â£138.05 psm). West Lothian Council acted on behalf of themselves. Blue Planning LLP acted on behalf of themselves. The quoting rent was Â£4,617 pa, equating to Â£12.83 psf (Â£138.05 psm). Achieved rent confirmed by Tracey Thomson at West Lothian Council.
Ochil House		Beveridge Square		Livingston	EH54 6QF	01/08/2011	B1 OFFICE/BUSINESS	Letting	1,073	100	Retro Too has taken 1,073 sq ft (99.68 sq m) of office space at Suite 41 from Dawnside Developments Ltd on a new three-month license agreement, with the option to extend on a rolling monthly basis. Retro Too was unrepresented. Achieved rent confirmed by Tina Paschalis at Dawnside Developments Ltd. (CoStar Research 16/09/2011)
Ochil House		Beveridge Square		Livingston	EH54 6QF	01/08/2011	B1 OFFICE/BUSINESS	Letting	1,346	125	Savantech Ltd has taken 1,346 sq ft (125.05 sq m) of office space at Suite 48 from Dawnside Developments Ltd on a new three-month license agreement, with the option to extend on a rolling monthly basis. Savantech Ltd was unrepresented. Achieved rent confirmed by Tina Paschalis at Dawnside Developments Ltd. (CoStar Research 16/09/2011)
Eucal Business Centre		Craigshill Road		Livingston	EH54 5DT	01/08/2011	B1 OFFICE/BUSINESS	Letting	218	20	The Larder has taken 218 sq ft (20 sq m) of office space at Unit 5 Eucal Business Centre, Craigshill Road from Bizspace Ltd on a new one-year IRI lease at Â£2,400 pa, equating to Â£11.01 psf (Â£11.85 psm), subject to no rent reviews or options to break. Bizspace Ltd represented themselves. No incentives were agreed. The Larder was unrepresented. The quoting rent was Â£2,640 pa, equating to Â£12.11 psf (Â£130.35 psm). Achieved rent confirmed by Gavin Lusk at Bizspace Ltd. (CoStar Research 16/09/2011)
Paragon House		Oakbank	Oakbank Industrial Estate	Livingston	EH53 0JS	03/08/2011	B1 OFFICE/BUSINESS	Letting	3,300	307	Elliott Group Ltd has taken 14,776 sq ft of industrial space together with an open storage site extending to 11.28 acres on a 15-year FRI lease at Â£288,000 per annum subject to five yearly rent reviews. An additional 12-month rolling lease for 3,300 sq ft within Paragon House was also taken at Â£9,000 per annum.
The Daks Building		Polbeth Industrial Estate	Polbeth Industrial Estate	West Calder	EH55 8TJ	01/09/2011	B1 OFFICE/BUSINESS	Letting	1,372	127	An undisclosed tenant has taken 1,372 sq ft (127 sq m) of office space within unit D from an undisclosed landlord on a confidential lease. Lambert Smith Hampton acted on behalf of the landlord. Details confirmed by Halina Dickson at Lambert Smith Hampton.

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
		Westwood	Office Westwood Business Park	West Calder	EH55 8PN	01/09/2011	B1 OFFICE/BUSINESS	Letting	2,000	186	Simply Solutions Ltd has taken 2,000 sq ft (186 sq m) of office space from JJ Land Purchasers on a three-year lease at Â£18,000 pa, equating to Â£9.00 psf (Â£96.88 psm). JA Pollock Property Consultants acted on behalf of JJ Land Purchasers. Simply Solutions Ltd was unrepresented. Achieved rent confirmed by Graeme Pollock at JA Pollock Property Consultants. (CoStar Research 19/10/2011)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/09/2011	B1 OFFICE/BUSINESS	Letting	202	19	An undisclosed tenant has taken 202 sq ft (18.77 sq m) of office space within office 2 from Evans Easyspace Ltd on a one-year lease at Â£2,020 pa, equating to Â£10.00 psf (Â£107.64 psm), with an option to break on a rolling two monthly basis. Evans Easyspace Ltd represented themselves. A three months half rent period was agreed and the rent was reduced by 40%. The tenant was unrepresented. The quoting rent was undisclosed. Achieved rent confirmed by Rose
		Mill Place	Units 1-10 Mill Place Business Units	Linlithgow	EH49 7TL	26/09/2011	BUSINESS PARK/UNIT	Letting	417	39	Centrallets.com has taken 417 sq ft (38.74 sq m) of office space at Unit 2 from West Lothian Council on a month-to-month lease at Â£4,200 pa, equating to Â£10.07 psf (Â£108.41 psm), subject to an annual rent review. West Lothian Council represented themselves. Centrallets.com was unrepresented. The quoting rent was Â£4,200 pa. Achieved rent confirmed by Pauline Smith at West Lothian Council. (CoStar Research 06/10/2011)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	29/09/2011	B1 OFFICE/BUSINESS	Letting	203	19	Hi-Flow Property Services has taken 203 sq ft (19 sq m) of office space within Unit 23 from Evans Easyspace Ltd on a licence at Â£3,000 pa, equating to Â£14.78 psf (Â£159.07 psm). Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd.
Bloom Farm	12	Main Street	Livingston Village Units	Livingston	EH54 7AF	30/09/2011	B1 OFFICE/BUSINESS	Letting	986	92	Flexiform Business Furniture Ltd has taken 986 sq ft (91.60 sq m) of office space at Units 7 & 8 from West Lothian Council on a three year lease at Â£12,822 pa, equating to Â£13.00 psf (Â£139.97 psm). West Lothian Council represented themselves. Flexiform Business Furniture Ltd was unrepresented. The quoting rent was Â£12,822 pa. Achieved rent confirmed by Tracey Thomson at West Lothian Council. (CoStar Research 05/10/2011)
		Rosebank	Unit 4 Rosebank Park	Livingston	EH54 7EJ	01/10/2011	B1 OFFICE/BUSINESS	Letting	4,176	388	Specialized Security Ltd has taken 4,176 sq ft (387.96 sq m) of office space at Unit 4 on confidential terms from Westmarch Estates Ltd. JA Pollock Property Consultants acted on behalf of Westmarch Estates Ltd. The quoting rent was Â£20,880 pa, equating to Â£5.00 psf (Â£53.82 psm). Details confirmed by JA Pollock Property Consultants.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/10/2011	B1 OFFICE/BUSINESS	Letting	217	20	Fraser James Partnership Ltd has taken 217 sq ft (20 sq m) of office space within Unit 4 from Evans Easyspace Ltd on a licence at Â£3,000 pa, equating to Â£13.82 psf (Â£148.81 psm). Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd.
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/11/2011	B1 OFFICE/BUSINESS	Letting	616	57	Office Depot has taken 616 sq ft (57 sq m) of industrial space within unit 4 from Evans Easyspace Ltd for an undisclosed term at Â£10,200 pa, equating to Â£16.55 psf (Â£178.23 psm). Evans Easyspace Ltd were unrepresented. The quoting rent was not originally disclosed. Achieved rent confirmed by Evans Easyspace Ltd. (Direct -- Landlord 01/11/2011)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
		Houstoun Road	Units 1-6 Houstoun Interchange	Livingston	EH54 5BZ	01/01/2012	B1 OFFICE/BUSINESS	Letting	2,741	255	An undisclosed tenant has taken 2,741 sq ft (254.65 sq m) of office space at Unit 2 on confidential terms. JA Pollock Property Consultants, Ryden and John Britton Associates acted on behalf of the landlord. Details confirmed by Jim Pollock at JA Pollock Property Consultants. (CoStar Research 06/02/2012)
		Loaning Hill	Rooms 1-54 Uphall Business Park	Uphall	EH52 5NT	01/01/2012	B1 OFFICE/BUSINESS	Letting	302	28	Crafting Angles Ltd has taken 302 sq ft (28.06 sq m) of office space at Suites 27-29 from Uphall Estates Ltd on an annual lease at Â£2,265 pa, equating to Â£7.50 psf (Â£80.73 psm), with an option to break after six months. Uphall Estates Ltd represented themselves. Crafting Angles Ltd were unrepresented. The quoting rent was Â£4,500 pa, equating to Â£14.90 psf (Â£160.37 psm). Achieved rent confirmed by Cass Hibbert at Uphall Estates Ltd. (CoStar Research 04/02/2012)
Fairbairn House		Fairbairn Place		Livingston	EH54 6TN	01/01/2012	B1 OFFICE/BUSINESS	Letting	1,250	116	Ecoresorts has taken 1,250 sq ft (116.13 sq m) of first-floor office space at Unit 2B on confidential terms. JA Pollock Property Consultants acted on behalf of the landlord. The quoting rent was Â£17,000 pa, equating to Â£13.60 psf (Â£146.39 psm). Details confirmed by Jim Pollock at JA Pollock Property Consultants. (CoStar Research 06/02/2012)
New Houstoun Business Park		Houstoun Road	Building 7-8	Livingston	EH54 5BZ	02/01/2012	B1 OFFICE/BUSINESS	Freehold Sold	1,521	141	Innes Sculthorpe has purchased the freehold interest in 1,521 sq ft (141 sq m) of office space in Building 7 from Cala Group Ltd at a confidential price. CWPC and Ryden acted on behalf of Cala Group Ltd. JA Pollock Property Consultants acted on behalf of Innes Sculthorpe. Deal confirmed by Craig Watson at CWPC. (CoStar Research 07/02/2012)
		Loaning Hill	Rooms 1-54 Uphall Business Park	Uphall	EH52 5NT	06/01/2012	B1 OFFICE/BUSINESS	Letting	1,015	94	NHASCO Ltd has taken 1,015 sq ft (94.29 sq m) of office space at Suites 12-14 from Uphall Estates Ltd on a five year lease at Â£7,000 pa, equating to Â£6.90 psf (Â£74.23 psm), with a mutual option to break in year three. Uphall Estates Ltd represented themselves. NHASCO Ltd were unrepresented. The quoting rent was Â£13,195 pa, equating to Â£13.00 psf (Â£139.94 psm). Achieved rent confirmed by Cass Hibbert at Uphall Estates Ltd. (CoStar Research 04/02/2012)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	12/01/2012	B1 OFFICE/BUSINESS	Letting	277	26	Mr Sean Ridell has taken 277 sq ft (25.7 sq m) of office space within Unit 6 from Evans Easyspace Ltd on a one year licence at Â£2,445 pa, equating to Â£8.83 psf (Â£95.01 psm), subject to a break option at any time with two months prior notice. Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd. (CoStar Research 24/02/2012)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	16/01/2012	B1 OFFICE/BUSINESS	Letting	283	26	Softlabs Solutions Ltd has taken 283 sq ft (26 sq m) of office space within Unit 5 from Evans Easyspace Ltd on a one year licence at Â£2,510 pa, equating to Â£8.87 psf (Â£95.47 psm), subject to a break option at any time with two months prior notice. Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd. (CoStar Research 24/02/2012)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	19/01/2012	B1 OFFICE/BUSINESS	Letting	278	26	Capital Bespoke Services Ltd has taken 278 sq ft (25.8 sq m) of office space within Unit 8 from Evans Easyspace Ltd on a one year licence at Â£2,120 pa, equating to Â£7.63 psf (Â£82.08 psm), subject to a break option at any time with two months prior notice. Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd. (CoStar Research 24/02/2012)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	01/02/2012	B1 OFFICE/BUSINESS	Letting	213	20	Hairlaze Ltd has taken 213 sq ft (20 sq m) of office space within Unit 6B from Evans Easyspace Ltd on a licence at Â£3,185 pa, equating to Â£14.95 psf (Â£160.95 psm). Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/02/2012	B1 OFFICE/BUSINESS	Letting	296	27	Coffee Direct Scotland Ltd has taken 296 sq ft (27.5 sq m) of office space within Unit 3 from Evans Easyspace Ltd on a one year licence at Â£2,900 pa, equating to Â£9.80 psf (Â£105.46 psm), subject to a break option at any time with two months prior notice. Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd. (CoStar Research 24/02/2012)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/02/2012	B1 OFFICE/BUSINESS	Letting	177	16	Direct Digital Solutions (Scotland) Ltd has taken 177 sq ft (16 sq m) of office space within Unit 21 from Evans Easyspace Ltd on a licence at Â£3,610 pa, equating to Â£20.40 psf (Â£219.54 psm). Evans Easyspace Ltd were unrepresented. Achieved rent confirmed by Evans Easyspace Ltd.
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	03/03/2012	B1 OFFICE/BUSINESS	Letting	12,040	1,119	An undisclosed tenant has taken 12,040 sq ft (1,119 sq m) of office space on confidential terms from an undisclosed landlord. DM Hall acted on behalf of the landlord.
Stadium House		Alderstone Road		Livingston	EH54 7DN	30/03/2012	B1 OFFICE/BUSINESS	Letting	3,200	297	BT Local has taken 3,200 sq ft (297 sq m) of part third floor office space from Kingdom Property Group Ltd on a five year lease. CWPC acted on behalf of Kingdom Property Group Ltd. BT Local was unrepresented. Deal confirmed by CWPC.
Stadium House		Alderstone Road		Livingston	EH54 7DN	30/03/2012	B1 OFFICE/BUSINESS	Letting	2,368	220	Options Network Ltd has taken 2,368 sq ft (213 sq m) of part third floor office space from Kingdom Property Group Ltd on a five year lease, subject to an option to break in year 2015. CWPC acted on behalf of Kingdom Property Group Ltd. Per temps acted on behalf of Options Network Ltd. The quoting rent was Â£28,416 pa, equating to Â£12.00 psf (Â£129.17 psm). Deal confirmed by Craig Watson at CWPC.
Fairbairn House		Fairbairn Place		Livingston	EH54 6TN	01/04/2012	B1 OFFICE/BUSINESS	Letting	2,500	232	Scottish Ministers has taken 2,500 sq ft (232 sq m) of ground-floor office space on a five-year lease at Â£27,500 pa, equating to Â£11.00 psf (Â£118.40 psm). Scottish Ministers represented themselves. JA Pollock Property Consultants acted on behalf of the landlord. The quoting rent was Â£27,500 pa, equating to Â£11.00 psf (Â£118.40 psm). (CoStar Research 22/04/2012)
Caledonia House		Quarrywood Court	Quarrywood Court Campus	Livingston	EH54 6AX	01/04/2012	B1 OFFICE/BUSINESS	Letting	1,270	118	Carewatch Ltd has taken 1,270 sq ft (118 sq m) of ground-floor office space on a six-year lease at Â£13,970 pa, equating to Â£11.00 psf (Â£118.40 psm). Carewatch Ltd represented themselves. JA Pollock Property Consultants acted on behalf of the landlord. (CoStar Research 22/04/2012)

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	04/04/2012	B1 OFFICE/BUSINESS	Letting	348	32	Infynity Marketing Ltd has taken 348 sq ft (32 sq m) of office space within Unit 6D from Evans Easyspace on a licence at Â£5,340 pa, equating to Â£15.34 psf (Â£165.17 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	17/04/2012	B1 OFFICE/BUSINESS	Letting	618	57	Design Front (Livingston) Ltd has taken 618 sq ft (57.4 sq m) of office space within Units 27 & 30 from Evans Easyspace on an inclusive licence at Â£11,775 pa, equating to Â£19.05 psf (Â£205.09 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/05/2012	B1 OFFICE/BUSINESS	Letting	275	26	Softlabs Solutions Ltd has taken 275 sq ft (25.5 sq m) of office space within Unit 7 from Evans Easyspace on a licence at Â£3,000 pa, equating to Â£10.91 psf (Â£117.44 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.
		Shairps Business Park	Unit 20 Houstoun Industrial Estate	Livingston	EH54 5BZ	01/05/2012	B1 OFFICE/BUSINESS	Letting	1,500	139	Cameron Iron Works has taken 1,500 sq ft (139.35 sq m) of office space within unit 20 from the landlord on confidential terms. JA Pollock Property Consultants acted on behalf of the landlord. Cameron Iron Works was unrepresented. Details confirmed by Jim Pollock at JA Pollock Property Consultants.
Redevelopment Opportunity		Main Street		Broxburn	EH52 6QY	01/05/2012	B1 OFFICE/BUSINESS	Freehold Sold	3,294	306	Abbey Dental Supplies Ltd has purchased the feuhold interest in 3,294 sq ft (306.02 sq m) of office space from Vion Food Group Ltd on confidential terms. The property was sold for owner occupation. Ryden acted on behalf of Vion Food Group Ltd.
Building 9		Houstoun Road	New Houstoun Business Park	Livingston	EH54 5BZ	01/05/2012	B1 OFFICE/BUSINESS	Letting	4,162	387	Cameron has taken 4,162 sq ft (387 sq m) of ground and first floor office space from the landlord on a five year lease at a confidential rent. CWPC and JA Pollock Property Consultants acted on behalf of the landlord. Cameron was unrepresented. The quoting rent was Â£49,944 pa, equating to Â£12.00 psf (Â£129.17 psm). Deal confirmed by Craig Watson at CWPC. (CoStar Research 31/05/2012)
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	18/05/2012	B1 OFFICE/BUSINESS	Letting	691	64	BSBLX Ltd has taken 691 sq ft (64.2 sq m) of office space within Unit 10 from Evans Easyspace on a licence at Â£4,650 pa, equating to Â£6.73 psf (Â£72.44 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	24/05/2012	B1 OFFICE/BUSINESS	Letting	213	20	TheLogic Ltd has taken 213 sq ft (19.79 sq m) of office space within Unit 6B from Evans Easyspace on an inclusive licence at Â£2,360 pa, equating to Â£11.08 psf (Â£119.27 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre	1	Michaelson Square	Evans Business Centre	Livingston	EH54 7DP	24/05/2012	B1 OFFICE/BUSINESS	Letting	170	16	Mr Chris Young T/A Raptor Films has taken 170 sq ft (15.79 sq m) of office space within Unit 6A from Evans Easyspace on an inclusive licence at Â£2,360 pa, equating to Â£13.88 psf (Â£149.40 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.
West Philpstoun Steading		Old Philpstoun		Linlithgow	EH49 7RY	01/06/2012	B1 OFFICE/BUSINESS	Letting	660	61	An undisclosed tenant has taken 660 sq ft (61.32 sq m) of office accommodation on the ground floor in suite 3 on a new lease on confidential terms. Jones Lang LaSalle were marketing the property on behalf of the landlord. The landlord dealt with deal direct. The quoting rent was Â£7,920 pa, equating to Â£12.00 psf (Â£852.14 psm). Deal confirmed with Craig Watson at Jones Lang LaSalle.
Ochil House		Beveridge Square		Livingston	EH54 6QF	01/06/2012	B1 OFFICE/BUSINESS	Letting	620	58	The Food Train has taken 620 sq ft (57.60 sq m) of office space at Suite 6, Ochil House on confidential terms from an undisclosed landlord. Dawnside Developments Ltd acted on behalf of the landlord. The quoting rent was Â£6,200 pa, equating to Â£10 psf (Â£107.64 psm).
Ochil House		Beveridge Square		Livingston	EH54 6QF	01/06/2012	B1 OFFICE/BUSINESS	Letting	1,300	121	Aberdein Considine has taken 1,300 sq ft (120.77 sq m) of office space at Suite 3, Ochil House on confidential terms from an undisclosed landlord. Dawnside Developments acted on behalf of the landlord. The quoting rent was Â£13,000 pa, equating to Â£10 psf (Â£107.64 psm).
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	11/06/2012	B1 OFFICE/BUSINESS	Letting	607	56	Capital Bespoke Services Ltd has taken 607 sq ft (56.39 sq m) of office space within Unit 14 from Evans Easyspace on an inclusive licence at Â£3,775 pa, equating to Â£6.22 psf (Â£66.94 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	13/06/2012	B1 OFFICE/BUSINESS	Letting	186	17	Ad Property Finders has taken 186 sq ft (17.28 sq m) of office space within Unit 22 from Evans Easyspace on an inclusive licence at Â£2,295 pa, equating to Â£12.34 psf (Â£132.81 psm). Evans Easyspace was unrepresented. Achieved rent confirmed by Evans Easyspace.
		Houstoun Road	Units 1-6 Houstoun Interchange	Livingston	EH54 5BZ	18/06/2012	B1 OFFICE/BUSINESS	Letting	1,453	135	Not disclosed
		Houstoun Road	Units 1-6 Houstoun Interchange	Livingston	EH54 5BZ	18/06/2012	B1 OFFICE/BUSINESS	Letting	1,323	123	An undisclosed tenant has taken 1323 sq ft (122.91 sq m) of office space at Unit 3, Houston Interchange on confidential terms from an undisclosed landlord. Ryden acted on behalf of the landlord.

WEST LOTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
		Houstoun Road	Units 1-6 Houstoun Interchange	Livingston	EH54 5BZ	18/06/2012	B1 OFFICE/BUSINESS	Letting	1,314	122	Not disclosed
		Houstoun Road	Building 2-3 New Houstoun Business Park	Livingston	EH54 6SF	23/06/2012	B1 OFFICE/BUSINESS	Letting	3,042	283	Clancy Docwra have taken 3,042 sq ft (282.61 sq m) of ground and first-floor office space from Ashwood Scotland on a five year lease at Â£30,000 pa, equating to Â£9.86 psf (Â£106.15 psm), with an option to break in year three. Knight Frank and JA Pollock acted on behalf of Ashwood Scotland. Clancy Docwra were unrepresented. The quoting rent was undisclosed. Achieved rent confirmed by Stephen St.Clair at Knight Frank.
Delta House		Carmondean Centre		Livingston	EH54 8PT	01/07/2012	B1 OFFICE/BUSINESS	Letting	176	16	Eveline Baluch has taken 176 sq ft (16.35 sq m) of office space within unit 3 suite 17 from the landlord on a six months lease at Â£2,700 pa, equating to Â£15.34 psf. JA Pollock Property Consultants acted on behalf of the landlord. Details confirmed by Jim Pollock at JA Pollock Property Consultants.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/07/2012	B1 OFFICE/BUSINESS	Letting	688	64	An undisclosed tenant has taken 688 sq ft (63.92 sq m) of office space within Unit 12 from Evans Easyspace on confidential terms. The quoting rent was Â£3,825 pa, equating to Â£15.00 psf (Â£161.46 psm).
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/07/2012	B1 OFFICE/BUSINESS	Letting	789	73	An undisclosed tenant has taken 789 sq ft (73.30 sq m) of office space within Unit 41 from Evans Easyspace on confidential terms.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/07/2012	B1 OFFICE/BUSINESS	Letting	607	56	An undisclosed tenant has taken 607 sq ft (56.39 sq m) of office space within Unit 26 from Evans Easyspace on confidential terms.
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	01/07/2012	B1 OFFICE/BUSINESS	Letting	311	29	An undisclosed tenant has taken 311 sq ft (28.89 sq m) of office space within Unit 18 from Evans Easyspace on confidential terms.
	7	Inchmuir Road	Unit 7 Whitehill Industrial Estate	Bathgate	EH48 2EP	23/07/2012	B1 OFFICE/BUSINESS	Letting	746	69	Mr B Connell has taken 746 sq ft (69.30 sq m) of office space within unit 7 from West Lothian Council on a 10 year lease at Â£8,000 pa, equating to 10.72 psf (Â£115.44 psm) subject to a rent review in the fifth year and a tenant only break option in the third year. There is a rent free period within the cost of the tenant doing repair works to the building. The quoting rent was Â£7,497.30 pa, equating to Â£10.05 psf (Â£108.18 psm). Mr B Connell was unrepresented. West Lothian Council did the deal themselves. Achieved rent confirmed by

WEST LoTHIAN CLASS 4 TAKE-UP (2008 - 2012)

Building	Street No.	Street	Estate Park	Town	Postcode	Event Date	Use Code	Deal Type	Size SqFt	Size SqM	Notes
Evans Business Centre		Easter Inch	Unit 1-42	Bathgate	EH48 2EH	13/08/2012	B1 OFFICE/BUSINESS	Letting	234	22	An undisclosed tenant has taken 234 sq ft (63.92 sq m) of office space within Unit 12 from Evans Easyspace on confidential terms. The quoting rent was Â£5,087 pa, equating to Â£21.74 psf (Â£234 psm).
	5	Inchmuir Road	Unit 5 Whitehill Industrial Estate	Bathgate	EH48 2EP	01/09/2012	B1 OFFICE/BUSINESS	Letting	2,210	205	DBM Building Contractors Ltd has taken 2,210 sq ft (205.31 sq m) of office space from West Lothian Council on a five year lease at Â£6,300 pa, equating to Â£2.85 psf (Â£30.68 psm). West Lothian Council are the landlords and did the deal themselves. The quoting rent was Â£10,000 pa, equating to Â£4.52 psf (Â£48.70 psm). Details confirmed by Stephen Letch at West Lothian Council.
Sycamore House		Quarrywood Court	Quarrywood Court Campus	Livingston	EH54 6AX	15/10/2012	B1 OFFICE/BUSINESS	Letting	1,215	113	An undisclosed tenant has taken 1,215 sq ft (112.87 sq m) of part ground floor office space from West Lothian Council on a one year lease at Â£17,046.45 pa, equating to Â£14.03 psf (Â£151.02 psm). West Lothian Council are the landlords and did the deal themselves. The quoting rent was Â£17,046.45 pa, equating to Â£14.03 psf (Â£151.02 psm). Details confirmed by Tracey Thompson at West Lothian Council.
	93	South Bridge Street		Bathgate	EH48 1TJ	01/11/2012	B1 OFFICE/BUSINESS	Letting	538	50	An undisclosed tenant has taken 538 sq ft (49.98 sq m) of retail space at 93 South Bridge Street on confidential terms from an undisclosed landlord. Property Connections acted on behalf of the landlord.
The Daks Building		Polbeth Industrial Estate	Polbeth Industrial Estate	West Calder	EH55 8TJ	01/11/2012	B1 OFFICE/BUSINESS	Letting	659	61	An undisclosed tenant has taken 659 sq ft (61.3 sq m) of office space within unit A. Lambert Smith Hampton acted on behalf of the landlord. Details confirmed by Halina Dickson at Lambert Smith Hampton.
The Daks Building		Polbeth Industrial Estate	Polbeth Industrial Estate	West Calder	EH55 8TJ	01/11/2012	B1 OFFICE/BUSINESS	Letting	562	52	An undisclosed tenant has taken 562 sq ft (52.2 sq m) of office space within unit C. Lambert Smith Hampton acted on behalf of the landlord. Details confirmed by Halina Dickson at Lambert Smith Hampton.
		Mill Place	Units 1-10 Mill Place Business Units	Linlithgow	EH49 7TL	28/11/2012	B1 OFFICE/BUSINESS	Letting	323	30	Mr Luis A Malvessi has taken 323 sq ft (30.00 sq m) of business accommodation from West Lothian Council on a one years licence at Â£3,240 pa, equating to Â£10.03 psf (Â£108 psm) subject to annual rent reviews. West Lothian Council are the landlords and did the deal themselves. The quoting rent was Â£3,240 pa, equating to Â£10.03 psf (Â£108 psm). Mr Luis A Malvessi was unrepresented. Details confirmed by Pauline Smith at West Lothian Council.
Total									60,565		