



Heartlands

Be in the heart of it

Commercial

Welcome to Heartlands

A prime £650 million business, retail, and residential destination. With an ideal location in the heart of the central belt, Heartlands is perfectly situated between Scotland's two largest cities, Edinburgh and Glasgow.

Your business will be in good company within our 1.5 million square foot Business Park, while your future employees can come from the residents of the 2,000

new homes being built there. As one of Europe's most ambitious regeneration projects, the area will benefit from stunning new infrastructure, leisure facilities and retail outlets, all within beautiful natural surroundings. Heartlands is a place where both people and businesses can really thrive.

And now is the opportunity for your business to be in the heart of it.

8 reasons you'll want your business to be in the heart of it



LOCATION >

Heartlands has a prime location in the heart of the central belt, with less than 30 mins drive to Edinburgh and Glasgow, and only 5 mins from Livingston. Ideal for servicing clients and an attractive location for employees.

INVESTMENT >

Heartlands is a £650 million business, retail and residential destination comprising 610 hectares (2.32 square miles) of land, making it one of Europe's largest redevelopments.

TRANSPORT >

The area has direct access to the M8, the main link between Edinburgh and Glasgow, due to the construction of a new 4-way junction – Junction 4a Heartlands. The area is also well-connected with rail and bus networks.

BUSINESS HUB >

With a 100-acre Business Park, your business will be able to flourish surrounded by other successful companies. The multinational Oil States Industries is already here and have a state-of-the-art 27-acre facility.

POTENTIAL >

Heartlands is a growing development. Our Business Park will include retail space (with planning approval for a supermarket and petrol station), a hotel, restaurant and health and fitness facilities with a crèche.

COMMUNITY >

The plans in Heartlands estimate that 4,000 new jobs will be created for the community. With 2,000 new homes planned, these residents offer the perfect pool of potential employees on your doorstep.

GREEN >

Sustainability is at the heart of the development. Heartlands was created using recycled peat and compost, with over 10,000 new trees and plants. Good news for businesses that value their green credentials.

NATURE >

There's an abundance of open green spaces, with 22km of footpaths linking to woodlands, parks and streams. Polkemmet Country Park is also minutes away. Perfect for lunchtime walks or meetings on Polkemmet Golf Course.



Do you want your business to be in the heart of it?

To find out more about Heartlands, call Bob Fisher at Colliers on 0131 240 7522 or email bob.fisher@colliers.com

Or you can visit heartlands-scotland.com

