

## Space to / Work / Learn / Grow



**Quality Office Accommodation  
and Laboratories from 46 sq m  
(500 sq ft) to 929 sq m (10,000 sq ft).**

- / Flexible office accommodation**
- / Open plan, cellular and serviced office space**
- / Centrally located**
- / Specialist on-site services**
- / Multi-use facilities**
- / Secure environment**



**Earls Gate Business Park comprises one of the best located and serviced facilities for business, professional training, research and production in Scotland.**

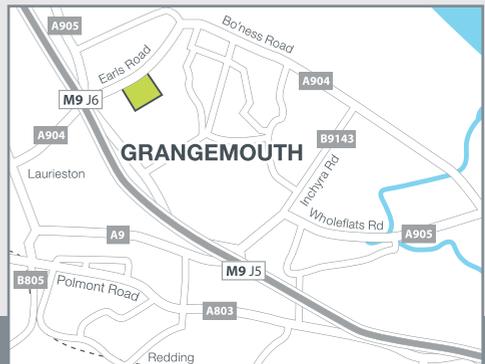
A mix of open plan and cellular office space can easily be adapted to suit individual occupier needs. Ideal for both established organisations and start-up businesses, if you're looking for flexible high quality office accommodation, you'll find the space to suit your requirements in both size and lease length.

Earls Gate Business Park additionally offers laboratory suites suitable for a variety of different production purposes and access to training facilities.

Ample amenities include onsite car parking and occupiers can take advantage of a controlled main access with common reception and meeting rooms.

**Location**

Ideally positioned in Central Scotland, Earls Gate Business Park is prominently situated on the junction of Earls Road and Beancross Road in Grangemouth. Located 2 minutes from Junction 6 of the M9 motorway, and within close proximity to all the major transport networks linking to Edinburgh and Glasgow. Earls Road is the main thoroughfare from Grangemouth Docks and town centre (approximately 1 mile) and to Falkirk town centre (approximately 3 miles).



**Further information and viewing**

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