



TO LET

FLEXIBLE LABORATORY ACCOMMODATION

Earls Road | Grangemouth | FK3 8XG

- > Fully fitted laboratory accommodation
- > Size: 1,500 to 7,465 sq ft (139 to 694 sq m)
- > Can be divided as required
- > Immediate entry
- > Flexible lease terms

For more information please visit
www.earlsgatepark.co.uk





LOCATION

Earls Gate Business Park in Grangemouth is ideally positioned in central Scotland and is within one of the largest industrial areas of the country. Some of the major occupiers in the area include Calachem (our clients), Syngenta, Fujifilm, Piramal, HW Coates, ASDA RDC and Ineos.

The location benefits from being close to Grangemouth Docks and the M9 motorway which connects Stirling (and the north) with Edinburgh.

The centres of Grangemouth and Falkirk are within 5 minutes' drive and the Airports serving Scotland's principal cities of Edinburgh and Glasgow are within 45 minutes' drive.

Scotland's principal cities of Edinburgh and Glasgow are both within 30 minutes' drive.

ACCOMMODATION

Our clients are in a position to offer flexible laboratory accommodation from 1,500 to 7,465 sq ft (139 to 694 m2).

If you have a requirement for laboratory accommodation I would strongly recommend that a viewing of the available property is arranged. This would be via contacting the marketing agents (Ryden) noted below.

DESCRIPTION

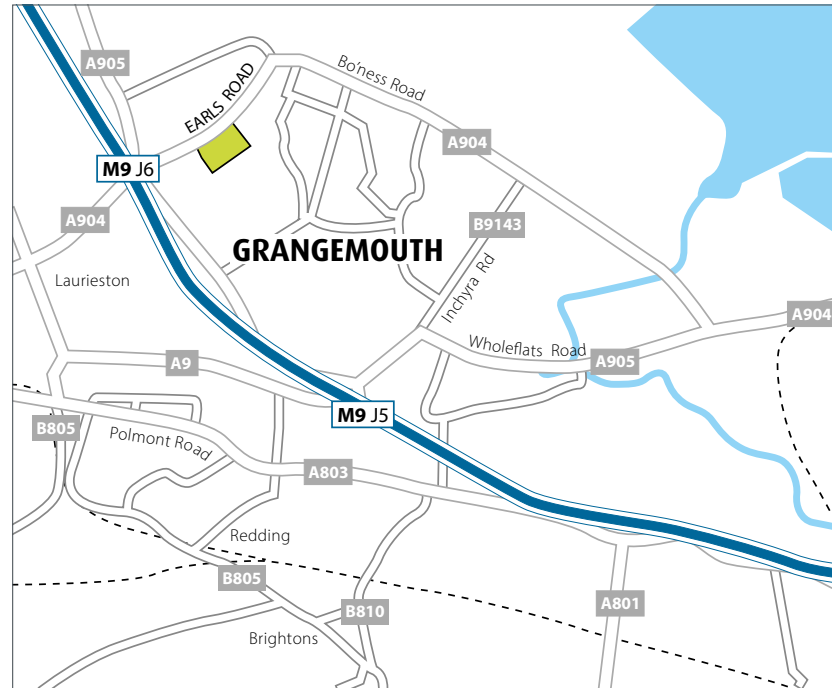
This accommodation is situated alongside Earls Road which is the main thoroughfare from the Earls Gate Roundabout to Grangemouth Docks. The buildings would be accessed from the main Calachem/Earls Gate Park reception and support car parking would be available.

This laboratory accommodation is available for immediate entry and benefits (in part) from the following fixtures and fittings:

- > Work benches
- > Fume cupboards
- > Local and general extraction
- > Piped gases for chromatography or other laboratory techniques
- > Chemical storage internal and external
- > Laboratory waste storage area
- > Vinyl floor coverings
- > Locker rooms

The property would be self-contained with supporting amenities, meeting rooms, offices and a conference area.

A plan of the accommodation is available on request.





LABORATORY ACCOMMODATION

1,500 TO 7,465 SQ FT
(139 TO 694 SQ M)

TERMS

This accommodation is available for a lease term to be agreed and on a fully inclusive basis to include rent, service charge and also local authority rates.

For further information please contact the marketing agents.

VAT

Please note that VAT will be payable on all costs associated with this property.

LEGAL COSTS

Each party will bear their own legal costs with the tenant being responsible for registration fees and LBTT if applicable.

AML

A legally binding contract entered into as set-out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

FURTHER INFORMATION & VIEWINGS

To arrange a viewing please contact the marketing agents noted below and for also any further information required.

Neil McAllister
0131 473 3212
neil.mcallister@ryden.co.uk

Cameron Whyte
0131 473 3230
cameron.whyte@ryden.co.uk

Ryden.co.uk
0131 225 6612



www.earlsgatepark.co.uk

Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. July 2022.