



TO LET

FLEXIBLE OFFICE SPACE

Earls Road | Grangemouth | FK3 8XG

- > Ideally located and fully serviced
- > From 500 sq ft to 10,000 sq ft
- > A mix of open plan and cellular
- > Easily adapted to suit individual occupier needs
- > Car parking
- > 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.



DESCRIPTION

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.

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



ACCOMMODATION

Available for immediate entry, our Grangemouth site offers office space ranging from 46 sq m (500 sq ft) to 929 sq m (10,000 sq ft) which can easily be adapted to suit individual occupier needs.

A plan of the buildings are available on request.



CHAMBERS BUILDING

Size

From 46 sq m (500 sq ft) to 335 sq m (3,602 sq ft)

Price / Rent

Accommodation available to lease from £7.50 per sq ft.

Comments

This is a very prominent building fronting directly onto Earls Road. There is ample adjoining car parking and immediate entry can be offered to occupiers.



SHEARER BUILDING

Size

From 19 sq m (200 sq ft) to 727 sq m (7,830 sq ft)

Price / Rent

Accommodation available to lease from £7.50 per sq ft.

Comments

This is a very prominent building fronting directly onto Earls Road. There is ample adjoining car parking and immediate entry can be offered to occupiers.



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.

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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.