



**NORTHERN TRUST**

INVESTMENT | DEVELOPMENT | REGENERATION

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# GRANGE COURT

EARLS GATE BUSINESS PARK **GRANGEMOUTH** FK3 8ZF

**LAST UNIT  
AVAILABLE**



**INDUSTRIAL**

**TO LET**

HIGH QUALITY WORKSHOP UNITS

**1,093 SQ FT  
(102 SQ M)**

**IMMEDIATE AVAILABILITY / FLEXIBLE TERMS**

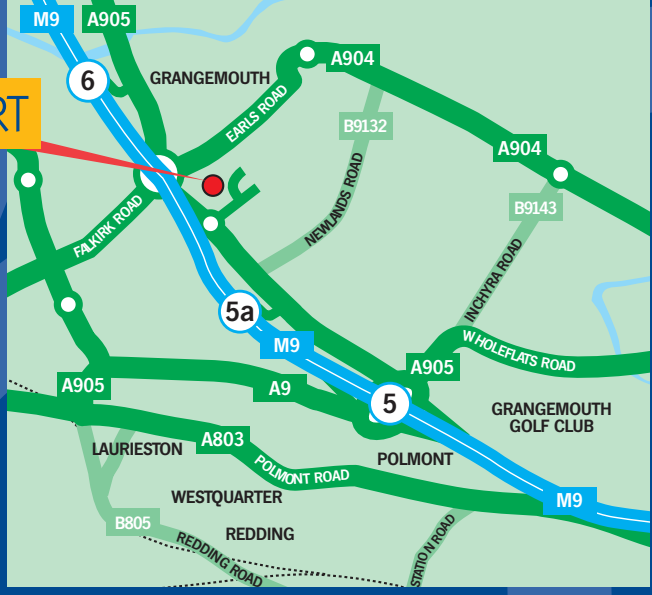
[www.earlsgate-businesspark.co.uk](http://www.earlsgate-businesspark.co.uk)





# GRANGE COURT

**SAT NAV POSTCODE**  
**FK3 8XG**



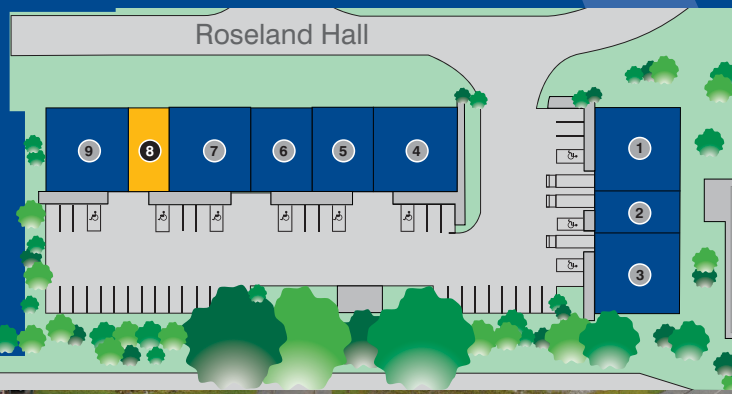
## LOCATION

Grange Court is a new development situated at Earls Gate Business Park, overlooking Earls Road in Grangemouth. The estate is conveniently located for direct access to Falkirk, Grangemouth and junctions 5 and 6 of the M9 (Edinburgh – Stirling) motorway. Other occupiers in the immediate area include Fasco, Allied International and Kemfine.

## SPECIFICATION

The estate comprises 9 individual units providing a total of 16,545 sq ft of workshop / storage space ranging in size from 1,093 – 2,212 sq ft, with each unit benefiting from:

- 4m to haunch
- 3 phase electricity supply
- 3m x 4m sectional up and over loading door
- 15kn floor loading
- Toilet accommodation
- On-site car parking



## TRAVEL DISTANCES

Falkirk	3 miles	6 mins
Stirling	13 miles	22 mins
Edinburgh Airport	18 miles	29 mins
Edinburgh	27 miles	40 mins
Glasgow	28 miles	38 mins
Glasgow Airport	37 miles	49 mins
Dundee	67 miles	1hr 28 min

Source: The AA

## AVAILABILITY SCHEDULE

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1		LET TO QUEEN ENTERPRISES
2		LET TO SIGN FREIGHT
3		LET TO BELZONA POLYMERICS
4		LET TO CEETAK ENGINEERING
5		LET TO MDP SUPPLIES
6		LET TO BLUE OLIVE TECHNOLOGY
7		LET TO NRL RAIL
8	1,093	102
9		LET TO INSPECTORATE INTERNATIONAL
<b>TOTAL</b>	<b>16,545</b>	<b>1,537</b>

## TERMS

The units are available to lease by way of a Northern Trust Company Limited standard "Easy In / Easy Out" flexible tenancy agreement. Further details available on request.

## VAT

All figures are quoted exclusive of but will be liable for VAT.

## VIEWING

Please contact one of the joint agents to arrange a viewing.

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