

**TO LET**



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# **GRANGE COURT** **EARLS GATE PARK | GRANGEMOUTH | FK3 8ZF**

**WORKSHOP/INDUSTRIAL UNITS**  
**1,093 - 2,212 SQ FT**

[www.grangecourt-grangemouth.co.uk](http://www.grangecourt-grangemouth.co.uk)

## DESCRIPTION

Grange Court totalling 16,545 sq ft, is a modern estate set in an attractive landscaped setting, comprising of 9 individual workshop/storage units ranging in size from 1,093 sq ft up to 2,212 sq ft. Each unit has a loading door of 3m x 4m with 15kn floor loading. Units over 1,500 sq ft also have the added benefit of integral office space.



## KEY FEATURES



**3 Phase  
Electricity Supply**



**On-Site  
Car Parking**



**Overhead Sectional  
Loading Doors**



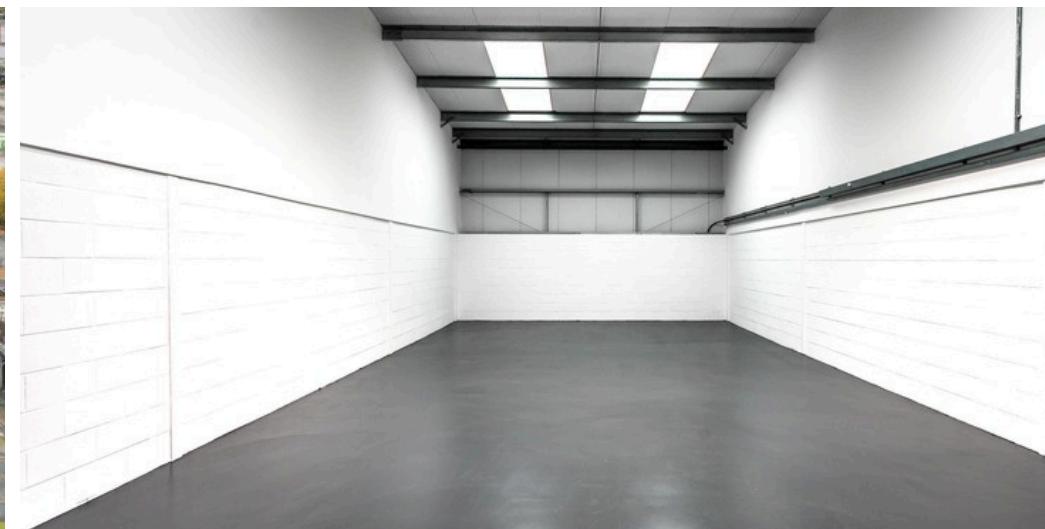
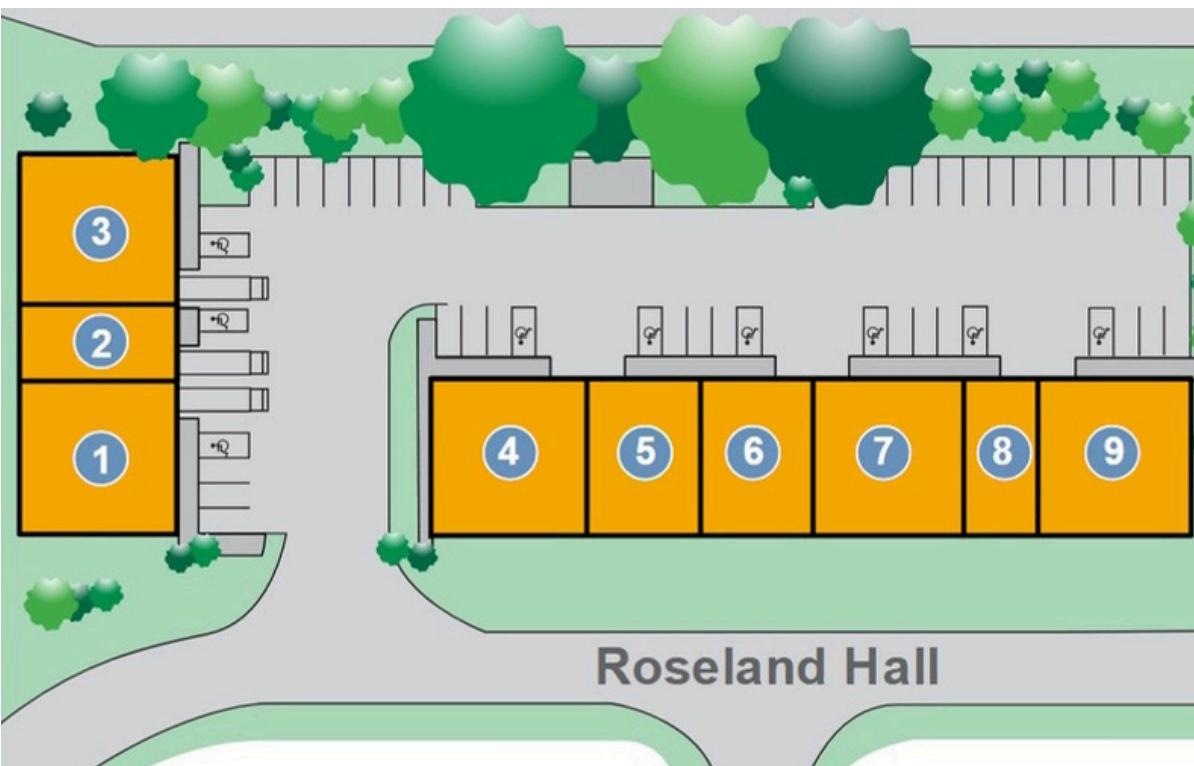
**Well Established Industrial  
& Business Location**

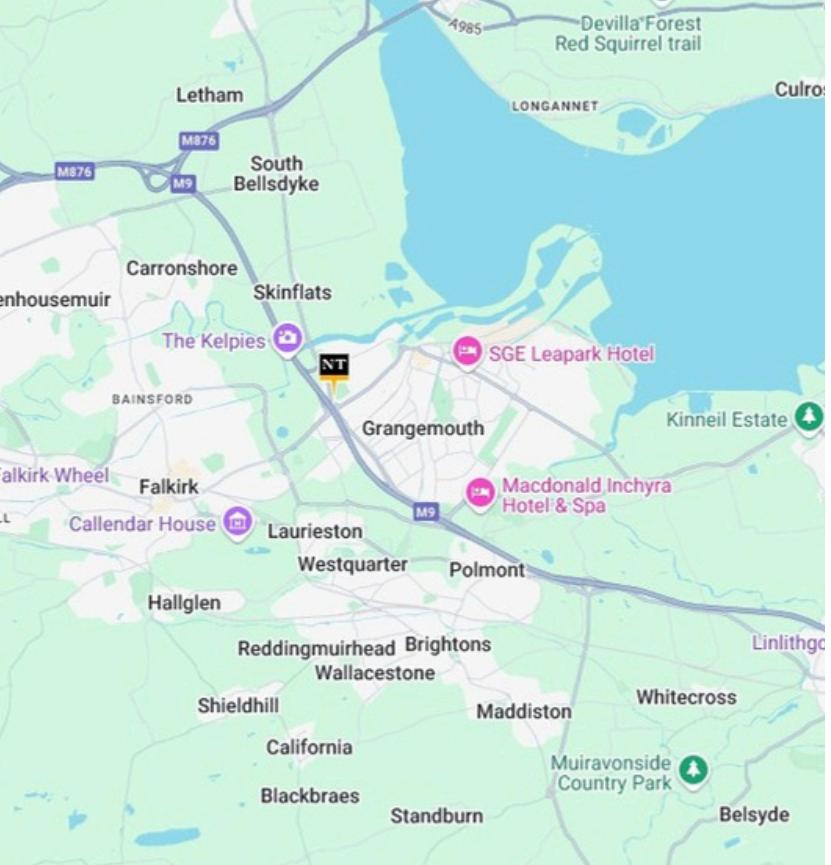


## SITE PLAN

For current availability please  
visit the dedicated website

[www.grangecourt-grangemouth.co.uk](http://www.grangecourt-grangemouth.co.uk)





## GRANGE COURT EARLS GATE PARK GRANGEMOUTH | FK3 8ZF

### LOCATION

Grange Court is located on the wider Earls Gate Park, 3 miles to the east of Falkirk town centre and directly overlooks the A904 Earls Road, which is the main thoroughfare connecting Falkirk and Grangemouth.

This location provides direct access to junctions 5, 5A & 6 of the M9 motorway, which in turn connects to Scotland's principal motorway network, with the City of Stirling approximately 13 miles to the north and Edinburgh Airport 18 miles south east.

The estate also benefits from its close proximity to both Falkirk and Grangemouth town centres and enjoys nearby facilities including Grange Manor Hotel & Restaurant, McDonalds and a BP Petrol Filling Station.



### GOOD NEARBY AMENITIES



### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact one of the letting agents.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### EPC

The EPC ratings on the available units range up to B30. A copy of the individual EPC certificates are available upon request.

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