



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# GRANGE COURT

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



**INDUSTRIAL**

**TO LET**

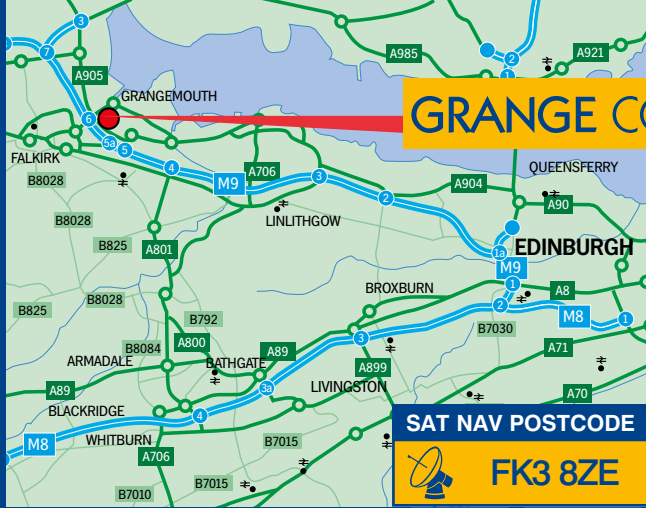
HIGH QUALITY WORKSHOP UNITS

**FROM 1,093 to 2,212 SQ FT**  
**(102 - 206 SQ M)**



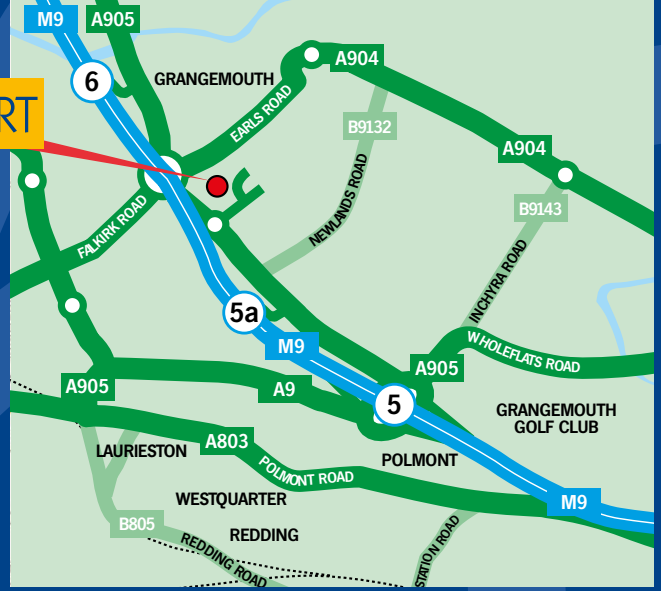
**IMMEDIATE  
AVAILABILITY  
FLEXIBLE TERMS**

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



# GRANGE COURT

**SAT NAV POSTCODE**  
**FK3 8ZE**



## LOCATION

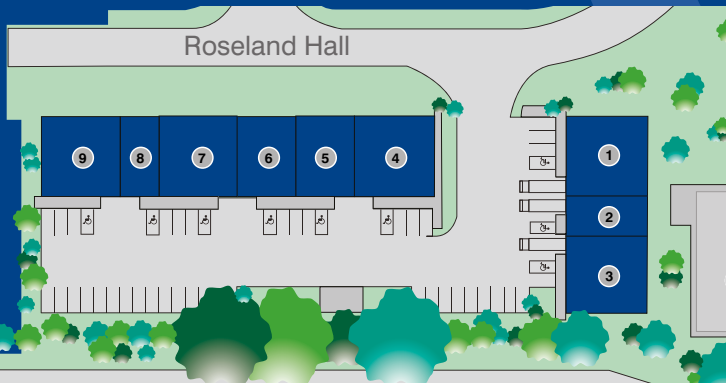
Grange Court is located on the wider Earls Gate Business Park, 3 miles to the east of Falkirk town centre and directly overlooks the A904 Earls Road, which is the main thoroughfare connecting Falkirk and Grangemouth.

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.

## SPECIFICATION

Grange Court is a modern estate set in an attractive landscaped setting and comprises 9 individual workshop / storage units ranging in size from 1,093 sq ft to 2,212sq ft with each unit benefitting from:

- 3m x 4m loading door
- 15kn floor loading
- 3 phase electricity supply
- Gas supply
- Designated Car Parking Spaces
- Office space (for units over 1,500sq ft)



## 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

Source: The AA

## ACCOMMODATION

UNIT	SIZE (SQ FT)	SIZE (SQ M)	EPC RATINGS
1	2,212	206	C+ 31
2	1,093	102	C+ 34
3	2,211	205	C+ 31
4	2,211	205	C+ 32
5	1,652	153	C+ 36
6	1,652	153	D+ 47
7	2,210	205	B 30
8	1,093	102	C+ 34
9	2,211	206	C+ 32
<b>TOTAL</b>	<b>16,545</b>	<b>1,537</b>	

For details of current availability please contact the letting agents. Copies of individual EPC's are available on request from the letting agents.

## TERMS

The units are available on flexible lease terms at competitive rents.

Details of the rents and other charges are available on request from the letting agents.

All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

## VIEWING

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

**MISREPRESENTATION ACT:** DM Hall and Ryden on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by DM Hall and Ryden has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of DM Hall and Ryden. May 2018. Designed and produced by Creativeworld Tel 01282 858200.

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

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