

GRANGE LANE TRADE PARK

GRANGEMOUTH, FK3 8EG



Roscco
Properties

INDUSTRIAL / WAREHOUSE UNITS TO LET
9,300 - 220,000 SQ FT (864 - 20,438 SQ M)
HAZ & COMAH IN PLACE



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LOCATION

One of the best distribution and industrial locations in Scotland, Grange Lane adjoins Grangemouth Port and is close to the major INEOS Grangemouth facility. Junctions 5 and 6 of the M9 offer immediate access to Scotland's motorway network.

DRIVE TIMES

Grangemouth Port	1 min
Glasgow City	40 mins
Glasgow Airport (International)	45 mins
Edinburgh City	49 mins
Edinburgh Airport	24 mins
Manchester	3 hrs 48 mins
Birmingham	5 hrs
Hull	4 hr 48 mins
London	7 hrs
Southampton	7 hrs 5 mins

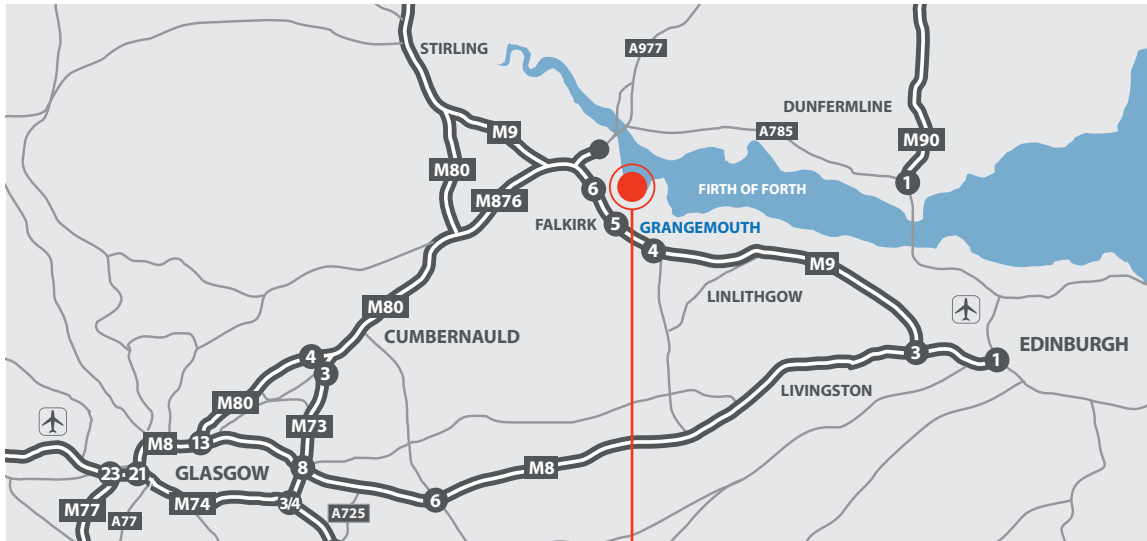


DESCRIPTION

- Steel frame construction
- Eaves heights of 7 - 9m
- Canopied loading
- Column free space in individual units
- Full CCTV and gatehouse
- Office facilities available
- Generous kVA available if required
- All units benefit from Class 4, 5 & 6 use consents
- Units available with internal toilets and offices as required



UNIT	SQ FT	SQ M
A	11,119	1,033
B	11,033	1,025
C	11,012	1,023
D	11,098	1,031
E	11,012	1,023
F	11,625	1,080
G	10,043	933
H	10,000	929
I	9,182	853
J	9,128	848
K	9,257	860
L	9,192	854
M	9,332	867
N	9,257	860
P	20,645	1,918
Q	20,312	1,887
R	20,322	1,888
S	21,237	1,973



RATEABLE VALUE

The site is currently entered as a whole on Scottish Assessors, with a Rateable Value of £347,500. Units will require to be reassessed on occupation.

EPC RATING

A copy of the EPC Certificate can be provided on request.

QUOTING TERMS

The premises are available on a new full repairing and insuring lease(s) on terms to be agreed. Our client will consider a letting the site as a whole as well as individual units to suit occupier requirements.

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FURTHER INFORMATION



Lewis Pentland
0131 240 7523 / 07748 704734
lewis.pentland@colliers.com



Euan Campbell
01764 686011 / 07941 152446
euan.campbell@roscoproperties.co.uk