



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



GRANGE LANE TRADE PARK GRANGEMOUTH, FK3 8EG

LOCATION

One of the best distribution and industrial locations in Scotland, Grange Lane adjoins Grangemouth Port and is close to the mjaor 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

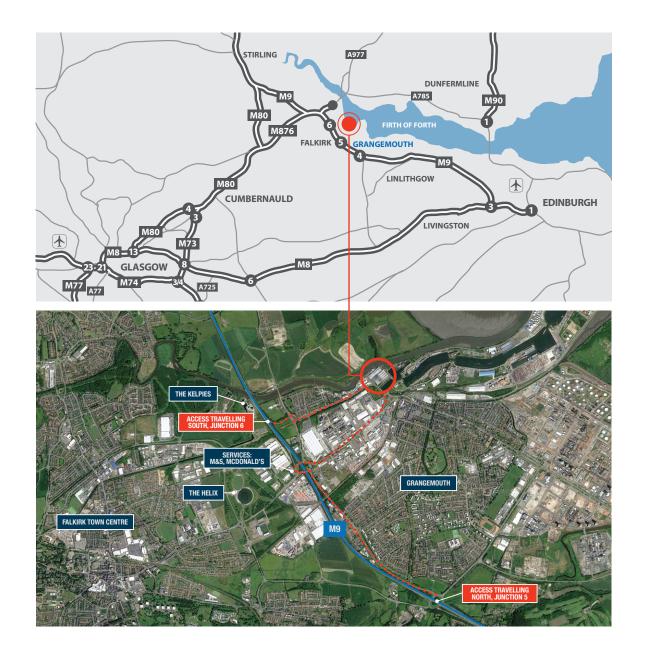
- Steel frame construction
- Eaves heights of 7 9m
- Canopied loading
- Column free space in individual units
- Full CCTV and gatehouse
- Office facilities available

- 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 |
|------|--------|-------|
| А | 11,119 | 1,033 |
| В | 11,033 | 1,025 |
| С | 11,012 | 1,023 |
| D | 11,098 | 1,031 |
| E | 11,012 | 1,023 |
| | 11,625 | 1,080 |
| G | 10,043 | 933 |
| н | 10,000 | 929 |
| I | 9182 | 853 |
| J | 9,128 | 848 |
| К | 9,257 | 860 |
| L | 9,192 | 854 |
| м | 9,332 | 867 |
| Ν | 9,257 | 860 |
| Р | 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 \pounds 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.

GRANGE LANE TRADE PARK

GRANGEMOUTH, FK3 8EG

FURTHER INFORMATION



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