

FOR SALE

ABBOTSFORD BUSINESS PARK FALKIRK, FK2 7YZ

OFFICE & INDUSTRIAL DEVELOPMENT SITES
SITES AVAILABLE FROM
0.34 HA (0.85 ACRES) TO 3.98 HA (9.84 ACRES)

www.abbotsfordbusinesspark.co.uk



ABBOTSFORD BUSINESS PARK FALKIRK, FK2 7YZ



LOCATION

The town of Falkirk occupies a central position in Scotland with a good proximity to Edinburgh and Glasgow international airports and the Port at Grangemouth. Glasgow lies 23 miles to the south west, Edinburgh 25 miles to the south east and Stirling is situated just 12 miles to the west. Falkirk has 2 railway stations which connect to both Edinburgh and Glasgow and there is a daily direct service to London King's Cross as well as the Caledonian Sleeper which runs to London Euston.

Abbotsford Business Park is situated on the A9 (Falkirk Northern Distributor Road), a short distance from the M9 connecting Stirling, Edinburgh, Glasgow and Perth. The surrounding area over recent years has become increasingly established as an office and industrial location within Falkirk.

Falkirk has a population of approximately 150,000 with a resident catchment of 243,000 within a 20 minute drive and 631,500 within a 40 minute drive.

DESCRIPTION

The business park comprises of circa 11.7 ha (29 acres) of brownfield land formerly occupied by Alcan and used in the processing of aluminium. The site has been cleared, remediated and new services provided with assistance from European Regional Development Funding. The site offers excellent potential for commercial development due to the immediate access to main vehicular routes servicing the Falkirk area. Considerable improvement works are being undertaken to Junctions 5 and 6 on the M9 improving travel times to the rest of the national motorway network.

Additionally, the prominent position of the site adjacent to the A9 offers the opportunity to create a highly visible development affording valuable corporate display.

Access to each plot will be from adopted roads within the site.



SITES AVAILABLE FROM
0.34 HA (0.85 ACRES) TO
3.5 HA (8.7 ACRES)

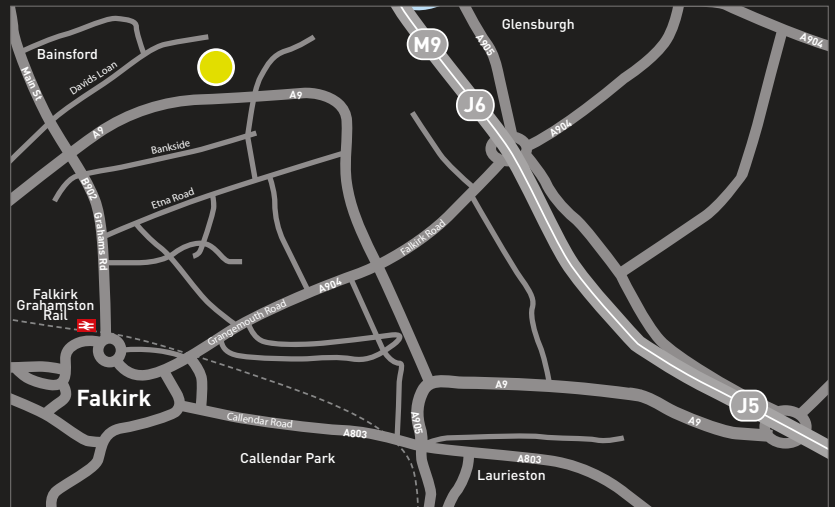
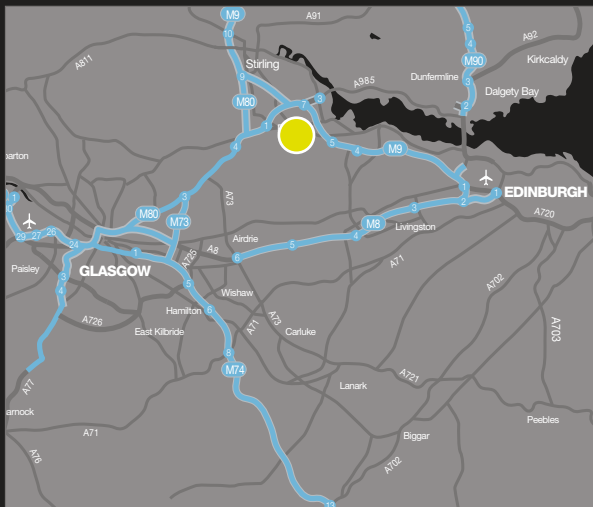
BUILDING PLOT LAYOUTS FOR ILLUSTRATIVE PURPOSES ONLY

PLOT AVAILABILITY

| PLOT | HA | ACRES |
|------|------|-------|
| 1A | 0.49 | 1.20 |
| 1B | 0.51 | 1.27 |
| 2 | 0.41 | 1.02 |
| 3 | 0.33 | 0.81 |
| 4 | 0.34 | 0.83 |
| 5 | SOLD | |
| 6 | 0.62 | 1.53 |
| 7 | 0.46 | 1.17 |
| 8 | 1.93 | 4.77 |
| 9 | 0.61 | 1.50 |
| 10 | 0.59 | 1.46 |
| 12A | 1.90 | 4.70 |
| 12B | 3.98 | 9.84 |



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SERVICES

Technical information will be available to interested parties.

PLANNING

The site is zoned for Class 4, 5 & 6 uses. Occupiers will require detailed planning permission on an individual plot basis and interested parties can contact Falkirk Council Development Services Tel: 01324 504950 to discuss further.

PRICE

Available on request.

RATING ASSESSMENT

The properties will be assessed on completion of any development.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction. The Purchaser will be responsible for any stamp duty land tax incurred.

REGIONAL SELECTIVE ASSISTANCE

Falkirk is located within a Tier 2 Assisted Area. Eligible businesses may attract between 10% to 30% RSA funding for new investment projects. Details are available on request and interested parties can access further information including eligibility criteria at www.scottish-enterprise.com/fund-your-business/rsa.aspx

VAT

All prices etc are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

By arrangement with the sole letting agents:

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Conference Square
Edinburgh
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www.abbotsfordbusinesspark.co.uk

[Images supplied courtesy of 3DReid]

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