



**NORTHERN TRUST**

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www.earls-court-grangemouth.co.uk

**AVAILABILITY SCHEDULE**

Earls Court  
Earls Gate Business Park  
Roseland Hall  
Grangemouth  
FK3 8ZE

November 2023

Building	Floor	Size (Sq.ft.)	Size (Sq.m.)	Rent (psf)	Rent (pa)	Service Charge (pa)	Buildings Insurance (pa)	Total Cost (pa)	Car Parking Spaces	Comments	Rateable Value	Est Rates Payable*
3	First	961	89	£13.50	£12,980	£4,570	£250	£17,800	3	<i>Minor Refurbishment Required</i>	£9,800	£4,880
9	First	912	85	£13.95	£12,730	£4,340	£230	£17,300	2		£10,600	£5,279

**Service Charge**

Building 1	£3.25 psf	<b>Period</b>	01.04.2023 to 31.03.2024
Building 2 and 7	£3.95 psf	<b>Period</b>	01.04.2023 to 31.03.2024
Building 3&4 and 8&9	£4.75 psf	<b>Period</b>	01.04.2023 to 31.03.2024
Building 5&6	£3.50 psf	<b>Period</b>	01.04.2023 to 31.03.2024
Innovate @ Suites	£4.00 psf	<b>Period</b>	01.04.2023 to 31.03.2024

**Business Rates Multiplier**

Rateable Value below £51,000	0.498	<b>Period</b>	01.04.2023 to 31.03.2024
Intermediate Rate £51,001 to 95,000	0.511	<b>Period</b>	01.04.2023 to 31.03.2024
Higher Rate - Above £95,000	0.524	<b>Period</b>	01.04.2023 to 31.03.2024

\*It is the ingoing tenants responsibility to pay Business Rates directly to the Local Authority and would strongly advise the tenant to confirm their actual rates liabilities with the Local Authority

<b>Buildings Insurance</b>	£0.25 psf	<b>Period</b>	01.07.2023 to 30.06.2024
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