



NORTHERN TRUST

# BARONS COURT

EARLS GATE PARK,  
ROSELAND HALL,  
GRANGEMOUTH, FK3 8BH

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



# GRANGE COURT

EARLS GATE PARK,  
GRANGEMOUTH, FK3 8ZF

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**TO LET**

**WORKSHOP UNITS FROM**

**1,093 SQ FT - 2,212 SQ FT**

(101.5 SQ M - 206 SQ M)



Supporting SME Expansion and Relocation





# BARONS COURT



# GRANGE COURT

## DESCRIPTION

Barons Court totals 18,247 sq ft of industrial and workshop accommodation arranged over 2 terraced blocks. The first block has 6 single storey units, and the second block 4.

The development comprises 10 units with sizes ranging from 1,095 sq ft to 2,210 sq ft. Units can be combined to provide a larger floor space subject to availability. All of the units face onto a central courtyard offering dedicated parking and good circulation space.

## ACCOMMODATION

| UNIT         | SIZE (SQ FT)  | SIZE (SQ M)  |
|--------------|---------------|--------------|
| 1            | 2,210         | 206          |
| 2            | 1,095         | 102          |
| 3            | 2,210         | 206          |
| 4            | 1,655         | 154          |
| 5            | 1,655         | 154          |
| 6            | 2,040         | 190          |
| 7            | 2,210         | 206          |
| 8            | 1,095         | 102          |
| 9            | 1,825         | 170          |
| 10           | 2,210         | 206          |
| <b>TOTAL</b> | <b>18,205</b> | <b>1,691</b> |

## SPECIFICATION

Barons Court has been constructed to a high specification and includes:

- Mono pitched roof with minimum eaves height of 4m at rear
- 3 phase electricity supply
- 4m (high) x 3m (wide) sectional loading doors
- 15kn floor loading
- Dedicated on site car parking

## SPECIFICATION

The units at Grange Court have been constructed to a high specification and include:

- 4 metres to haunch
- 3 Phase electricity supply
- 4m (high) x 3m (wide) sectional loading doors
- 15kn floor loading
- Dedicated on site car parking

## DESCRIPTION

Grange Court provides a total of 16,545 sq ft of workshop / industrial space.

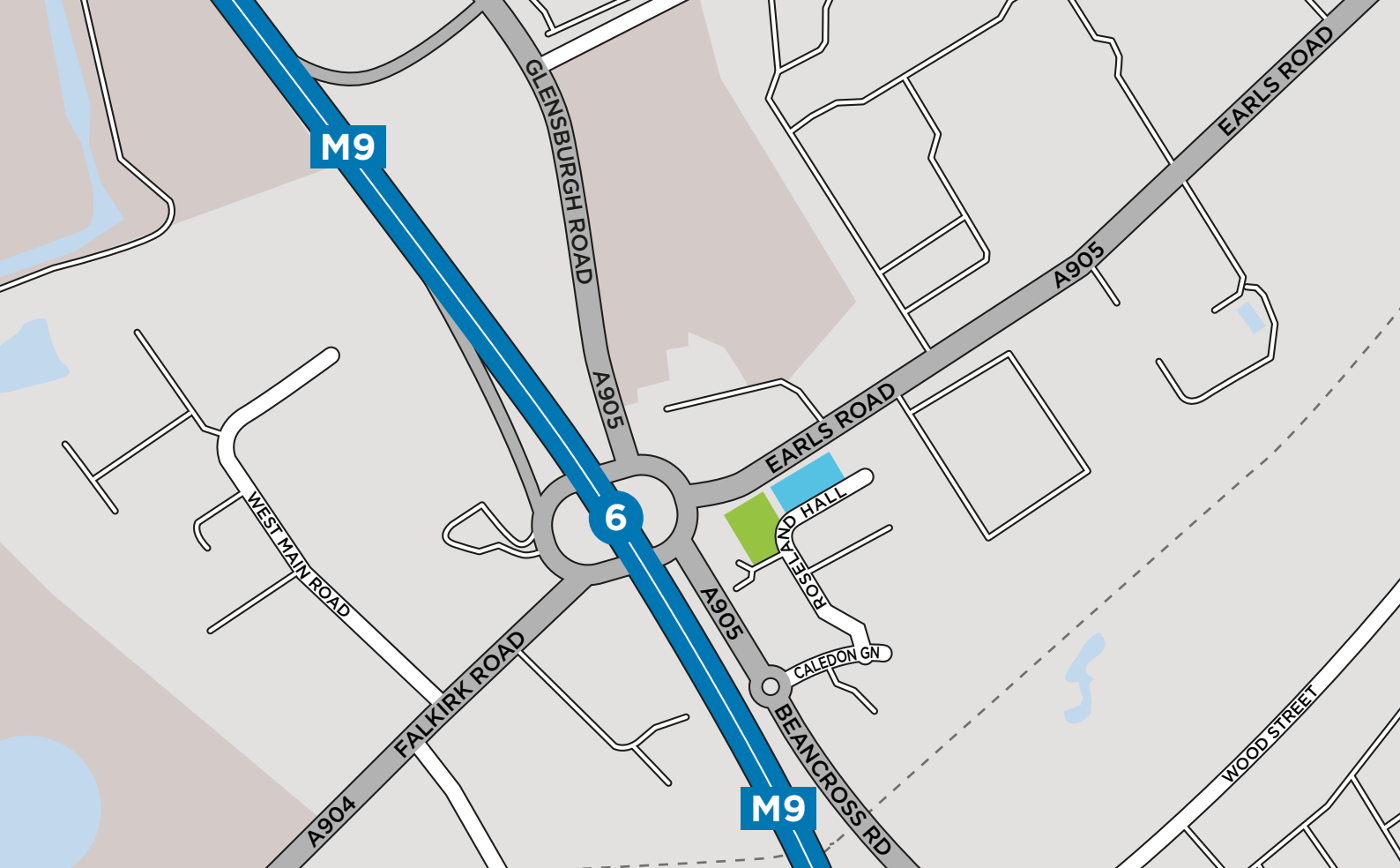
The single storey units range in size from 1,093 sq ft up to 2,212 sq ft and arranged in 2 blocks, one of 3 units and the other of 6 units. Units over 1,500 sq ft also include office accommodation.

## ACCOMMODATION

| UNIT         | SIZE (SQ FT)  | SIZE (SQ M)  |
|--------------|---------------|--------------|
| 1            | 2,212         | 206          |
| 2            | 1,093         | 102          |
| 3            | 2,211         | 205          |
| 4            | 2,211         | 205          |
| 5            | 1,652         | 153          |
| 6            | 1,652         | 153          |
| 7            | 2,210         | 205          |
| 8            | 1,093         | 102          |
| 9            | 2,211         | 206          |
| <b>TOTAL</b> | <b>16,545</b> | <b>1,537</b> |







## LOCATION

Barons Court and Grange Court sit adjacent to each other next to Earls Court; overlooking the junction of Earls Road and Beancross Road (A905). Located on the wider Earls Gate Business Park, both schemes are accessed off Roseland Hall and are situated 3 miles to the east of Falkirk Town Centre.

Earls Gate Park benefits from direct access to Junction 6 of the M9 motorway, which in turn connects to Scotland's principal motorway network. The City of Stirling is located approximately 13 miles to the north and Edinburgh Airport is 18 miles to the south east.

Barons Court and Grange Court also benefit from close proximity to both Falkirk and Grangemouth Town Centres and enjoy nearby facilities including Grange Manor Hotel & Restaurant, Cadgers Brae Public House, McDonald's and a BP Petrol Filling Station.

## TERMS / RENTS / OTHER CHARGES

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.

## EPC

Copies of the individual EPC certificates can be made available on request.

## TRAVEL DISTANCES

|                   | miles | mins |  |
|-------------------|-------|------|--|
| Falkirk           | 3     | 6    |  |
| Stirling          | 13    | 22   |  |
| Edinburgh Airport | 18    | 29   |  |
| Edinburgh         | 27    | 40   |  |
| Glasgow           | 28    | 38   |  |
| Glasgow Airport   | 37    | 49   |  |

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the letting agents.

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