



INDUSTRIAL DEVELOPMENT SITES

FOR SALE (SUBJECT TO GROUND LEASE) OR LEASE

Earls Road | Grangemouth | FK3 8XG

- > A unique opportunity for manufacturers to acquire fully serviced sites
- > Sites from 1 to 10 acres
- > Occupiers will benefit from intermediate and low pressure steam, natural gas, compressed air, piped nitrogen, significant electricity (via EFW) and water supply
- > Existing utilities and facilities services offered at a fixed price, independent of the national utilities markets.

For more information please visit
www.earlsgatepark.co.uk





LOCATION

Earls Gate Business Park is ideally situated in central Scotland and within what is known as Scotland's chemical cluster with nearby occupiers including CalaChem (landlords), Syngenta, FUJIFILM, Piramal, Celtic Renewables, HW Coates and further afield Ineos.

The property is situated close to the main roundabout joining Earls Road and Beancross Road where you can also join the M9 motorway.

The centres of Grangemouth and Falkirk are within 5 minutes' drive and the property also benefits from being close to Grangemouth Docks.

Scotland's principal cities of Edinburgh and Glasgow are both within 30 minutes' drive.



KEY:

- Calachem Site
- North Site - 1.5 to 6 acres
- South Site - 1.5 to 10 acres

DESCRIPTION

Earls Gate Park is one of the few locations in the UK that can offer occupiers development platforms with significant provision of utilities available at a guaranteed price over a long period of time, generally independent of world market events.

Occupiers will benefit from the following:

- > Prepared development platforms, 1 to 10 acres
- > On site effluent treatment
- > Provider of SHE, emergency response service and assistance with COMAH specific obligations
- > 24 hour security, Reception and if required facility maintenance.

In terms of utility provision the following is available:

- > Immediate and low pressure steam
- > Natural gas
- > Compressed air
- > Piped nitrogen
- > Significant electricity and water supply

Please contact Ryden for more information on the sites available.

GRANT ASSISTANCE

Earls Gate Park benefits from being situated in a regional selective assistance area, with grants and funding potentially being available for your business. Further details can be obtained from Scottish Enterprise, contact details available on request.

TERMS

This accommodation is available for a lease term to be agreed and on a fully inclusive basis to include rent, service charge and also local authority rates.

For further information please contact the marketing agents.

VAT

Please note that VAT will be payable on all costs associated with this property.

LEGAL COSTS

Each party will bear their own legal costs with the tenant being responsible for registration fees and LBTT if applicable.

AML

A legally binding contract entered into as set-out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

FURTHER INFORMATION & VIEWINGS

To arrange a viewing please contact the marketing agents noted below and for also any further information required.

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Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. July 2022.