



NORTHERN TRUST

BARONS COURT

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

www.baronscourt-grangemouth.co.uk



GRANGE COURT

EARLS GATE PARK,
GRANGEMOUTH, FK3 8ZF

www.grangecourt-grangemouth.co.uk



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
TOTAL	18,205	1,691

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

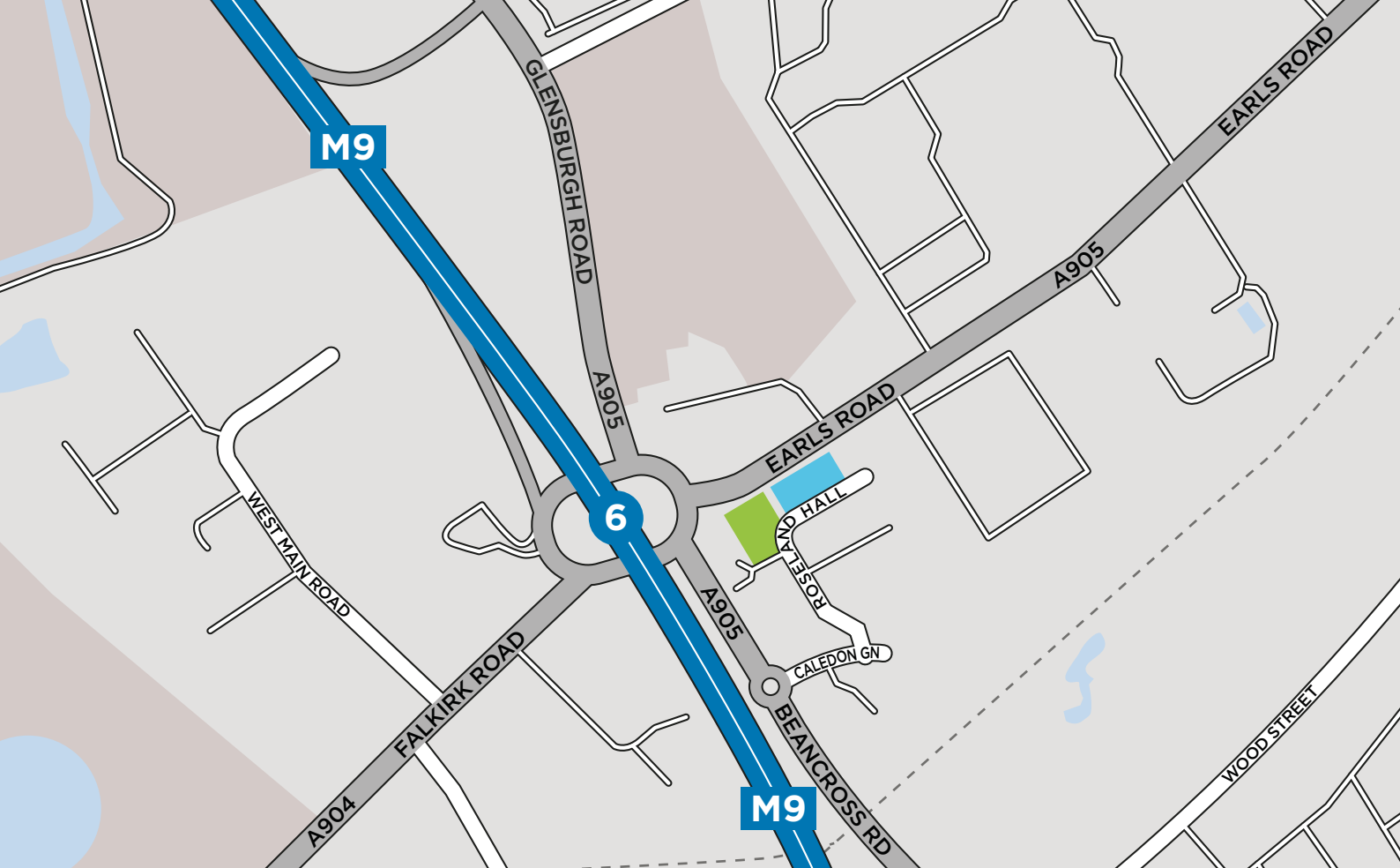
Grange Court provides a total of 16,545 sq ft of workshop / industrial space.

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
TOTAL	16,545	1,537





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.

**WHITTLE
JONES**
SCOTLAND
0131 220 4844
www.whittlejones.com

DM HALL
CHARTERED SURVEYORS
01324 628 321
www.dmhall.co.uk

Ryden.co.uk
0131 225 6612

MISREPRESENTATION ACT: Whittle Jones, DM Hall & Ryden on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Whittle Jones, DM Hall & Ryden has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones, DM Hall & Ryden. February 2020. Designed and produced by Creativeworld Tel 01282 858200.

Premises available in over 200 locations throughout England and Scotland