



Port of Grangemouth

INEOS

ASDA

M9 J6

MALCOLM  
GROUP

Thornbridge

united

SCANIA

- Conveniently located close to M9 motorway
- Warehousing and extensive site totalling approximately 7.5 acres
- Part income producing
- Possible development opportunity, subject to consents

Laurieston Road, Grangemouth, FK3 8XX

FOR SALE

## Location

The premises are located within Thornbridge Industrial Estate, which is accessed from Laurieston Road. It is situated approximately 1.5 miles from Grangemouth town centre and two miles from Falkirk town centre. Access to the M9 motorway is nearby with approximately 19 miles to Edinburgh and 27 miles to Glasgow.

## Description

The property comprises circa 7.5 acres of industrial land with four warehouses / workshop buildings providing a total GIA of approximately 39,500 sq ft. Parts of the land are used for open storage with income from several occupiers at present. Further information is available on request.

## Opportunity

The asset provides the following potential:

- Negotiate longer term leases with the current occupiers
- Secure additional occupiers for vacant areas
- Consider refurbishment of existing buildings
- Vacant possession for owner occupation of part or whole
- Potential for new development, subject to planning

## Business Rates

The premises are currently entered in the 2017 valuation roll with the following entries:

|                  |         |
|------------------|---------|
| Yard & Buildings | £56,500 |
| Workshop         | £30,500 |
| Yard             | £14,300 |
| Yard             | £ 5,200 |
| Workshop         | £15,100 |

Appeals for the above entries are ongoing.

## Tenure

Our client is seeking to sell their heritable (freehold) interest in the premises. Price on application.



## Viewings and further Information

Please contact the sole marketing agents to arrange a viewing or for further information:-

### Sven Macaulay

Tel. +44 (0)141 227 2364  
smacaulay@geraldeve.com



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