

EARLS GATE PARK GRANGEMOUTH

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITES

FOR SALE (SUBJECT TO GROUND LEASE)

PLOT SIZES FROM 1.37 ACRES TO 6.8 ACRES

FULLY SERVICED SITES



WWW.EARLSGATEPARK.CO.UK

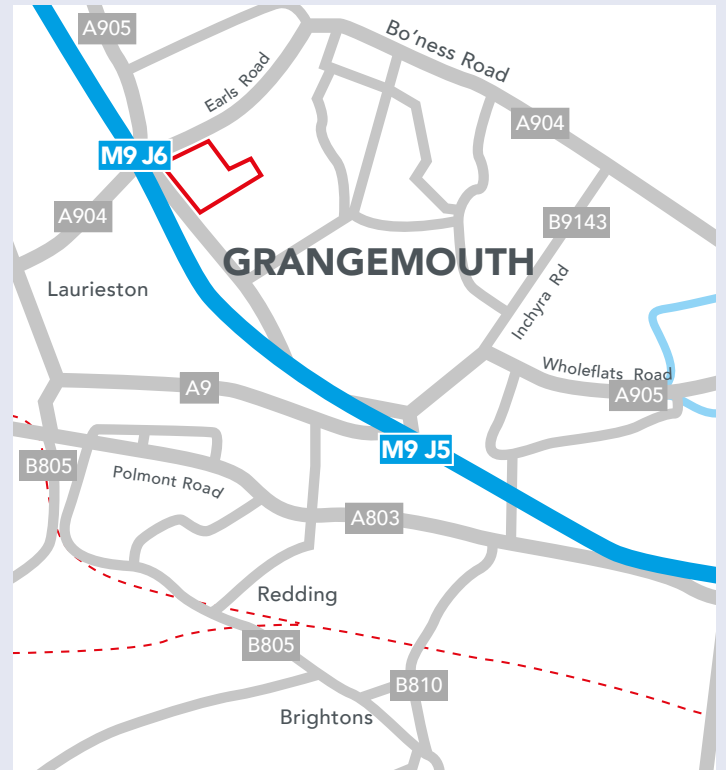
We are pleased to offer for sale “subject to ground lease” the last remaining industrial/commercial development plots on Earls Gate Park, on behalf of CalaChem and Scottish Enterprise.

LOCATION

We believe that Earls Gate Park provides one of the best located and certainly the best serviced industrial development locations in Scotland. The sites are suitable for a variety of different manufacturing related purposes.

Earls Gate Park is prominently situated on the junction of Earls Road and Beancross Road, the main thoroughfare between Grangemouth Docks/Town Centre and Falkirk Town Centre.

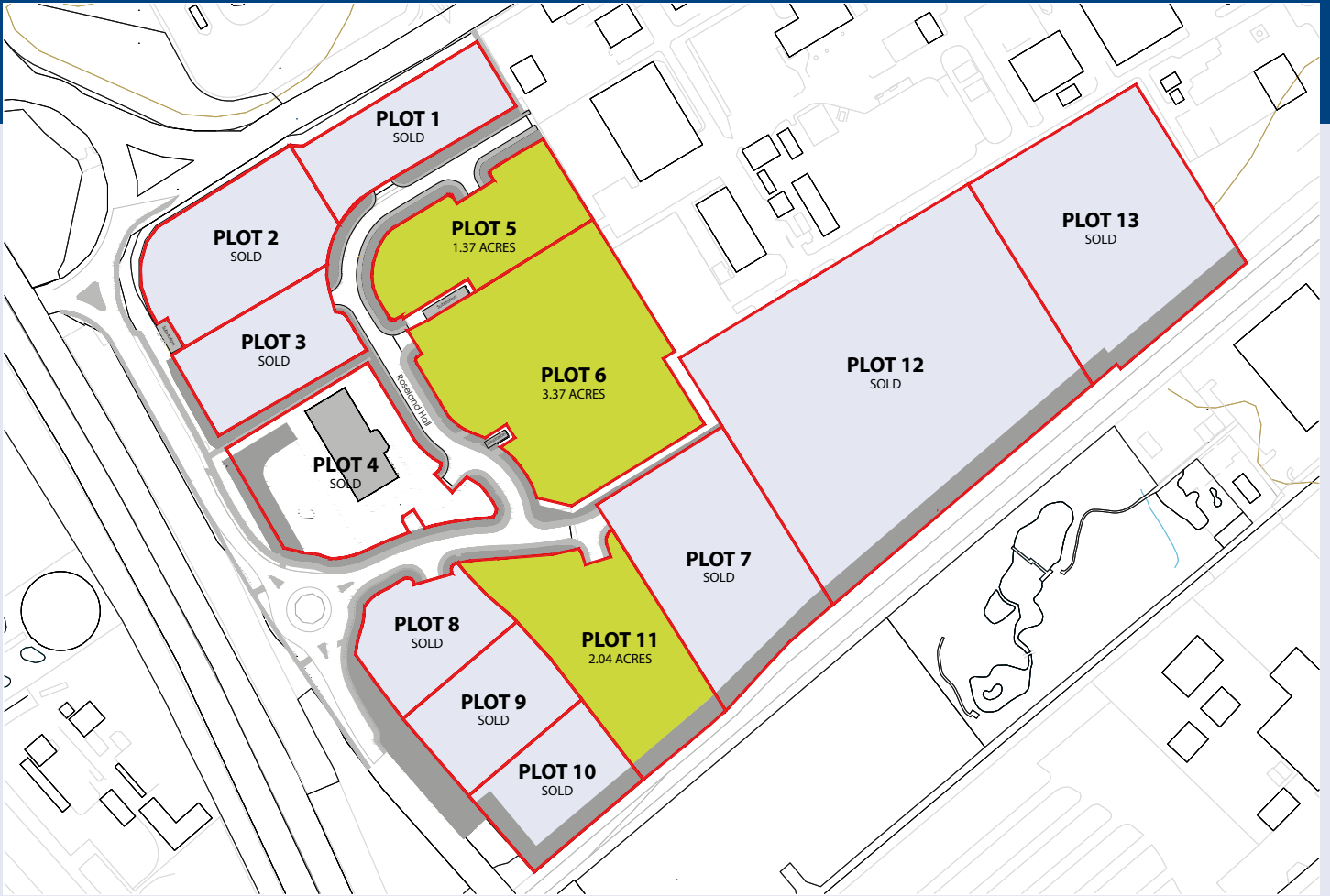
Substantial occupiers in the vicinity include CalaChem, FUJIFILM Imaging Colourants Ltd, Syngenta, Piramal Healthcare, Whyte & Mackay, ASDA, Forth Ports plc, Scott Direct, HW Coates, John Mitchell (Haulage) Ltd and Celtic Renewables Grangemouth Ltd.



NORTHERN TRUST INDUSTRIAL UNITS

A UNIQUE COMBINATION OF AVAILABLE LAND AND A TAILOR-MADE PACKAGE TO SUPPORT YOUR BUSINESS

SITE PLAN



AVAILABLE SITES

We refer to the Masterplan of the remaining available plots which are as follows:

PLOT	OCCUPIER	SIZE (ACRES)
Plots 1-3	Northern Trust	1.37
Plot 4	Inchmore Properties Ltd	3.37
Plot 5	Available	1.37
Plot 6	Available	3.37
Plot 7	Celtic Renewables (Grangemouth) Ltd	1.37
Plots 8, 9 & 10	Bluewater LLP	2.04
Plot 11	Available	2.04
Plot 12	Earls Gate Energy Centre	3.37
Plot 13	John Mitchell Haulage Ltd	2.04

SERVICES

Earls Gate Park provides a unique combination of land and tailor made support services which includes the following:

- Neighbouring world class companies
- Availability of skilled labour
- Serviced level sites ready for development
- Outline planning consent for business, manufacturing and distribution uses
- Expert help with relocation (via Scottish Enterprise)
- Specialised services for chemical manufacturing if required.

UTILITIES

POWER & STEAM

On site heat and power plant.

GASES

Natural gas, nitrogen and compressed air network

WATER & WASTE WATER TREATMENTS

On site





BUSINESS SUPPORT

Scottish Enterprise works closely with organisations to support business growth. In particular, they can offer help and advice on premises, plant, equipment, workforce, development, sustainability and innovation and technology development. Together with the Scottish Enterprise local and national networks they can help to move companies into the area more quickly and easily.

For further information please contact Scottish Enterprise on 01786 452112.

TERMS

The sites are available to purchase on a long term ground leasehold basis. For further details on the price required for each of the sites please contact Ryden.

VIEWING

Earls Gate Park is open for viewing purposes.

FURTHER INFORMATION

By contacting the following:

Ryden
7 Exchange Crescent
Conference Square
Edinburgh EH3 8AN

Tel: 0131 225 6612

Neil McAllister
neil.mcallister@ryden.co.uk

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Ryden.co.uk
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Scottish Enterprise

CalaChem

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. March 2019.