

**TO LET**

# EARLS COURT



**HIGH QUALITY OFFICES**  
**FROM 855 - 1,890 SQ FT (79 - 176 SQ M)**  
**EARLS GATE BUSINESS PARK, GRANGEMOUTH FK3 8ZE**

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

## LOCATION

Earls Court is located on the wider Earls Gate Business Park, 3 miles to the east of Falkirk Town Centre and overlooks the junction of Beancross Road with Earls Road, which is the main thoroughfare connecting Falkirk and Grangemouth.

This location provides direct access to junctions 5, 5A & 6 of the M9 motorway, which in turn connects to Scotland's principal motorway network, with the City of Stirling approximately 13 miles to the North and Edinburgh Airport 18 miles to the South East.

The estate also benefits from its close proximity to both Falkirk and Grangemouth Town Centres and enjoys nearby facilities including Grange Manor Hotel & Restaurant, Cadgers Brae Public House, McDonalds and a BP Petrol Filling Station.

## TRAVEL DISTANCES

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

Source: The AA

## VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

**WHITTLE JONES**  
 SCOTLAND  
**0131 220 4844**  
[www.whittlejones.com](http://www.whittlejones.com)

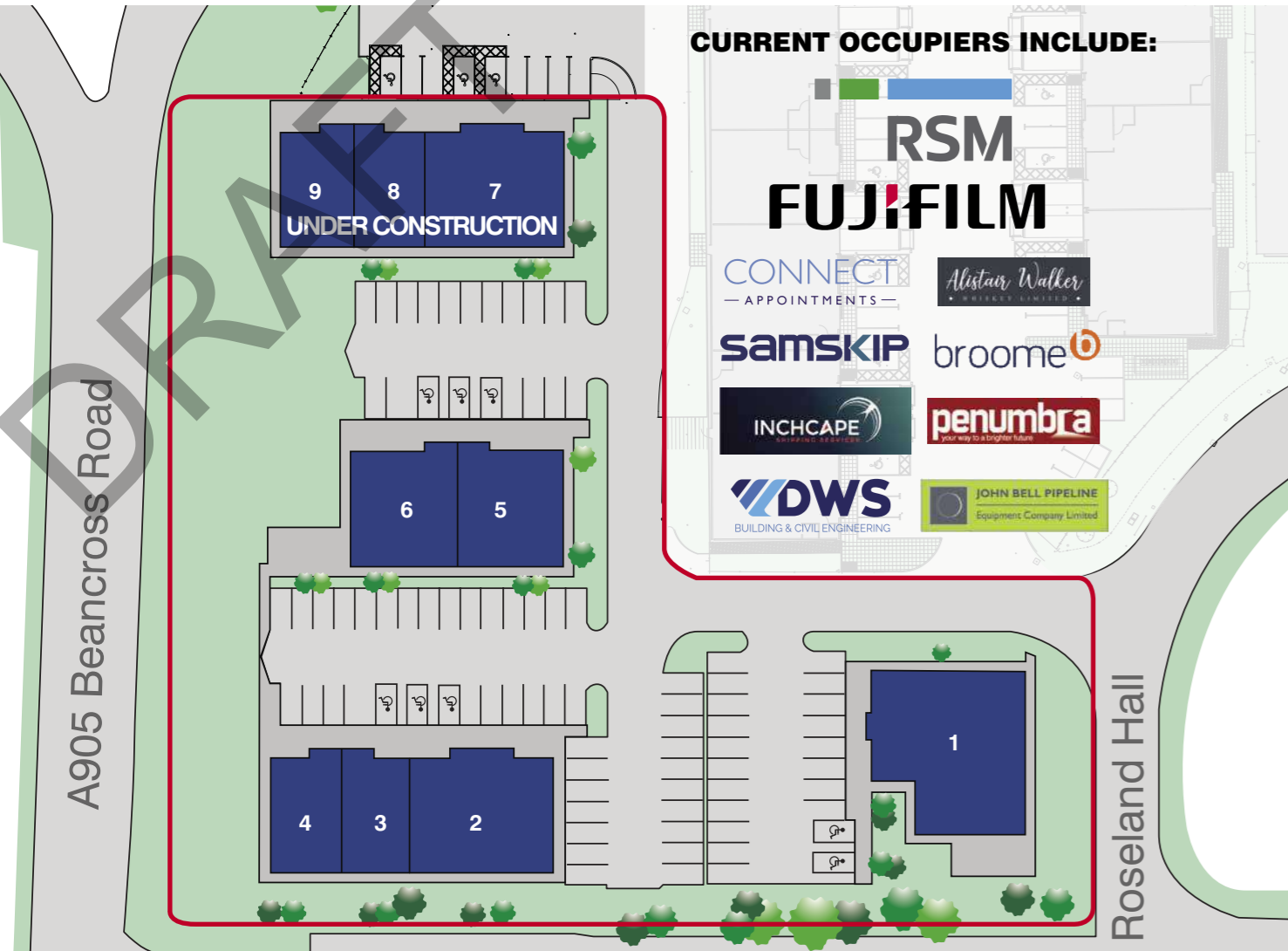
**DM HALL**  
 CHARTERED SURVEYORS  
**01324 628 321**  
[www.dmhall.co.uk](http://www.dmhall.co.uk)

**Ryden.co.uk**  
**0131 225 6612**



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## CURRENT OCCUPIERS INCLUDE:



## DESCRIPTION

Earls Court is a modern office development situated close to the M9 motorway and is conveniently located for access to the local town centres of Falkirk and Grangemouth.

The estate offers 4 individual office buildings in an attractive landscaped setting with on-site car parking and can provide up to 20 individual suites.

The offices are available to let as self-contained buildings, on a floor by floor basis or as individual suites, with sizes ranging from 855 sq ft up to 2,605 sq ft.

There is also a range of smaller suites available within the Innovate@ EARLS COURT scheme, which are suitable for 2 persons up to 6 persons.

## SPECIFICATION

- Full Access Raised Floors
- Suspended Ceilings with Recessed Lighting
- Full DDA Compliance including Passenger Lifts to all buildings
- Gas Central Heating
- On-Site Parking





# EARLS COURT

THE IDEAL PLACE TO SEE YOUR BUSINESS GROW



### TERMS / RENTS / OTHER CHARGES

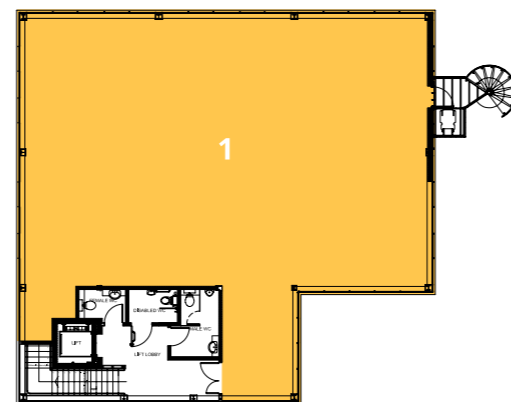
The units are available on flexible lease/tenancy agreements. For more details please contact the letting agents.

Details of the rent 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.

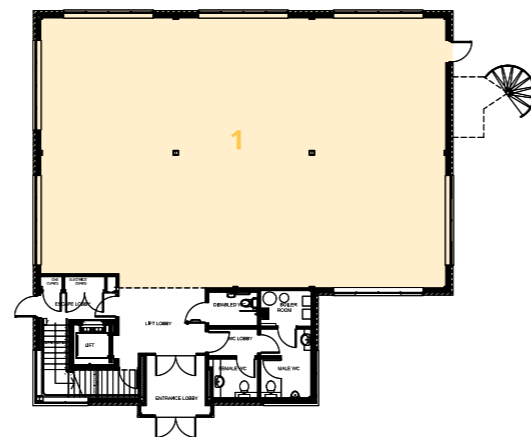
For current availability please contact the letting agents or visit our website [www.earlscourt-grangemouth.co.uk](http://www.earlscourt-grangemouth.co.uk)

Copies of the EPC Certificates are available upon request

### UNIT 1

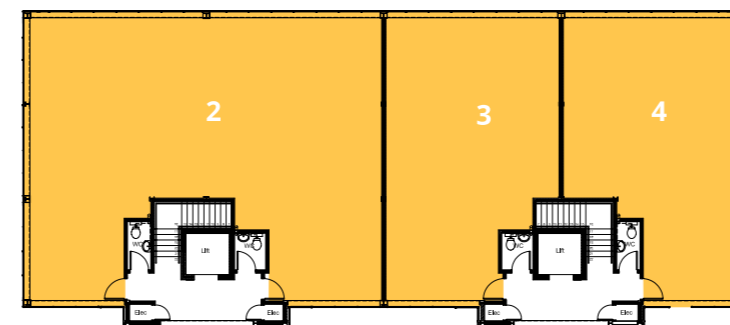


First Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 1	2,605	242	B	11

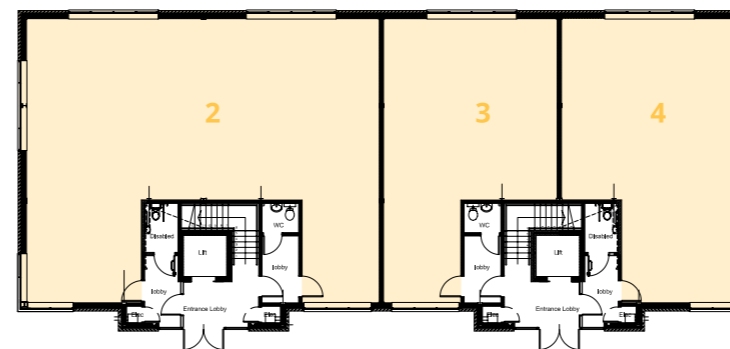


Ground Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 1	2,486	231	B	10

### UNITS 2, 3 & 4

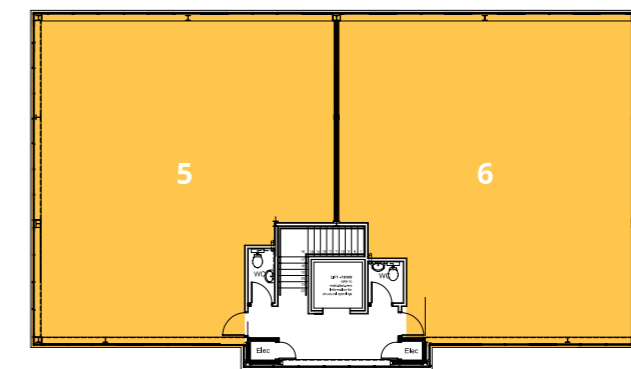


First Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 2	1,890	175.59	B	7
Building 3	961	89.28	B+	3
Building 4	912	84.73	B	3

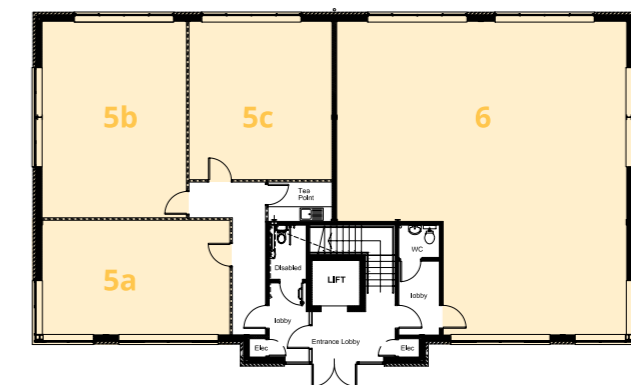


Ground Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 2	1,816	168.71	B	7
Building 3	855	79.43	B	3
Building 4	944	87.70	B	3

### UNITS 5 & 6

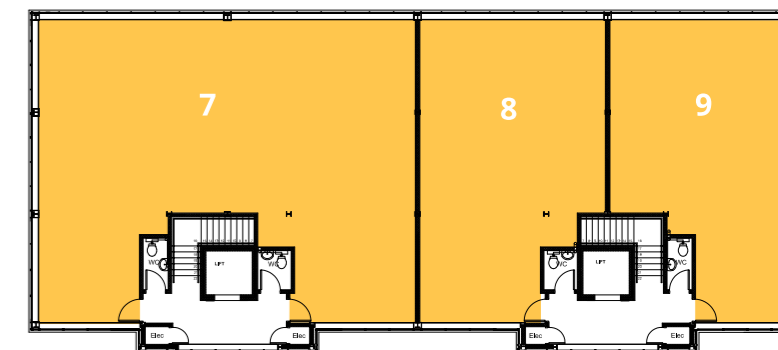


First Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 5	1,452	134.90	B	5
Building 6	1,510	140.28	B	5

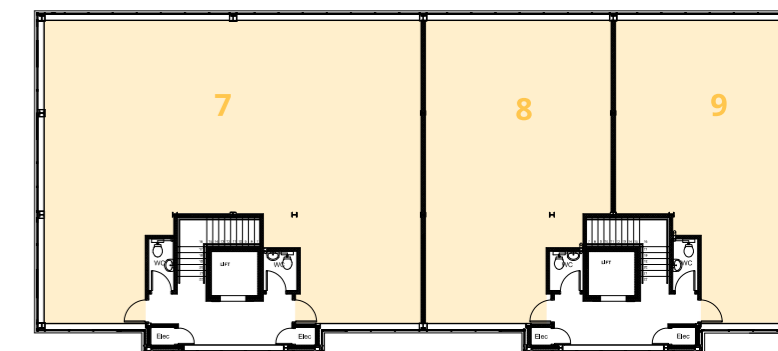


Ground Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Innovate @ Suite 5A	373	34.62	B	1
Innovate @ Suite 5B	475	44.13	B	2
Innovate @ Suite 5C	393	36.51	B	2
Building 6	1,404	130.44	B	5

### UNITS 7, 8 & 9



First Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 7	1,890	176	TBC	6
Building 8	961	89	TBC	3
Building 9	912	85	TBC	2



Ground Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 7	1,816	169	TBC	5
Building 8	855	79	TBC	2
Building 9	944	88	TBC	2