



TO LET

Chambers Building, Earls Road, Earls Gate Park,
Grangemouth, FK3 8XG

Excellent motorway access

Large shared car park available

Flexible lease terms

1,023.17 sq. m (11,013 sq. ft.)



LOCATION:

The subjects are situated immediately adjacent to the westbound slip of Junction 6 of the M9 motorway, on the southern outskirts of Grangemouth and accessed from Falkirk Road (A904) via West Mains Road.

The subject's position ensures excellent road communication links with east and west access to the M9 provided by Junctions 5 and 6 which lie within one mile.

Grangemouth itself lies within the heart of Central Scotland approximately 3 miles east of Falkirk and some 23 miles west of Edinburgh. The town provides one of Europe's largest petrochemical centres and is home to one of Scotland's main port facilities, each of which provides significant employment for the surrounding area.

The subjects benefit from nearby facilities including, Grange Manor Hotel & Restaurant, McDonalds, Cadgers Brae Public House and a BP Petrol Filling Station.

Destination	Miles	Drive Time
Falkirk	3	9 minutes
Stirling	13	21 minutes
Edinburgh Airport	19	26 minutes
Edinburgh	23	30 minutes
Glasgow	26	39 minutes

The approximate location of the subjects is shown below.



DESCRIPTION:

The subjects comprise a single storey office building contained under flat roof. The property provides a range of open plan and cellular office space which can be adapted to suit a wide variety of user requirements.

PARKING

A large car park is situated adjacent to the building which provides ample parking.

ACCOMMODATION:

Suite	Net Internal Area sq.m (sq.ft)	IPMS 3 sq.m (sq.ft)
Ground Floor	1,023.17 (11,013)	TBC

RATEABLE VALUE:

The property will require to be reassessed.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Rentals from £5.00 per sq.ft

EPC:

A copy of the EPC can be made available upon request however the rating is 'F'.

FURTHER INFORMATION/ VIEWING:

All offers should be submitted in strict Scottish legal form to the following offices:-

DM Hall LLP
31 Wellside Place
Falkirk
FK1 5RL



Tel: 01324 628321 Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk
sean.robinson@dmhall.co.uk

Ryden LLP
7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN



Tel: 0131 225 6612

Email: neil.mcallister@ryden.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

VAT:

All figures quoted are exclusive of any VAT which may be chargeable.

DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by appointment through the sole letting/selling agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any stamp duty, registration dues and VAT incurred.

IMPORTANT NOTE

DM Hall for themselves and for the 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.
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