

ER EARLS ROAD

PLAY



TO LET

**INDUSTRIAL / LOGISTICS PREMISES
AVAILABLE AS A WHOLE OR IN PART**

1, 2, 5 & 5B EARLS ROAD
GRANGEMOUTH | FK3 8XF

SIZE: 136,393 SQ FT (12,669 SQ M)
ON A SITE AREA OF
7.73 ACRES (3.13 HECTARES)

- Within a well established business and distribution location
- Rarely available storage and logistics units
- Ease of access to the M9
- Located within the Forth Green Freeport

Location

Grangemouth, lying within the Falkirk Council area, has a population of c.17,500 people as of the 2011 Census. The town lies in the Forth Valley on the south bank of the River Forth and is located approximately 3 miles east of Falkirk, 13 miles east of Stirling, 25 miles west of Edinburgh and 28 miles north east of Glasgow.

The town benefits from direct links to the central Scotland motorway network including the M9 and M90. The Kincardine Bridge and the Queensferry Crossing link the town to Fife in the north and the M8 links with Edinburgh to the east and in turn with the M8 motorway to Glasgow.

Grangemouth was founded in 1768 as a result of the construction of the Forth and Clyde Canal. It is now a major port facility which handles coal, oil, sand and bulk goods. It is home to one of the largest oil refineries in Europe, operated by Ineos and is Scotland's main container port which is one of the largest such facilities in the UK.

Grangemouth has a significant concentration of Scotland's global chemical companies. Local occupiers include CalaChem, Syngenta and Ineos together with a large range of smaller companies providing services and R&D facilities. The subject properties are situated on the north side of Earls Road, a short distance to the west of its roundabout junction with McCafferty Way, South Bridge Street, North Shore Road and A904 / Bo'ness Road.



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Key

- | | | | |
|-----------------------|-----------------------------------|--------------------------------|---------------------------------|
| 01 Building 1 | 01 Whyte & Mackay Ltd | 04 International Timber | 07 Falkirk Council |
| 02 Building 2 | 02 Scottish Wildlife Trust | 05 Syngenta | 08 STARK |
| 03 Building 5 | 03 H.W. Coates Ltd | 06 Asda ADC | 09 Tankwash Scotland Ltd |
| 04 Building 5B | | | |

Forth Green Freeport

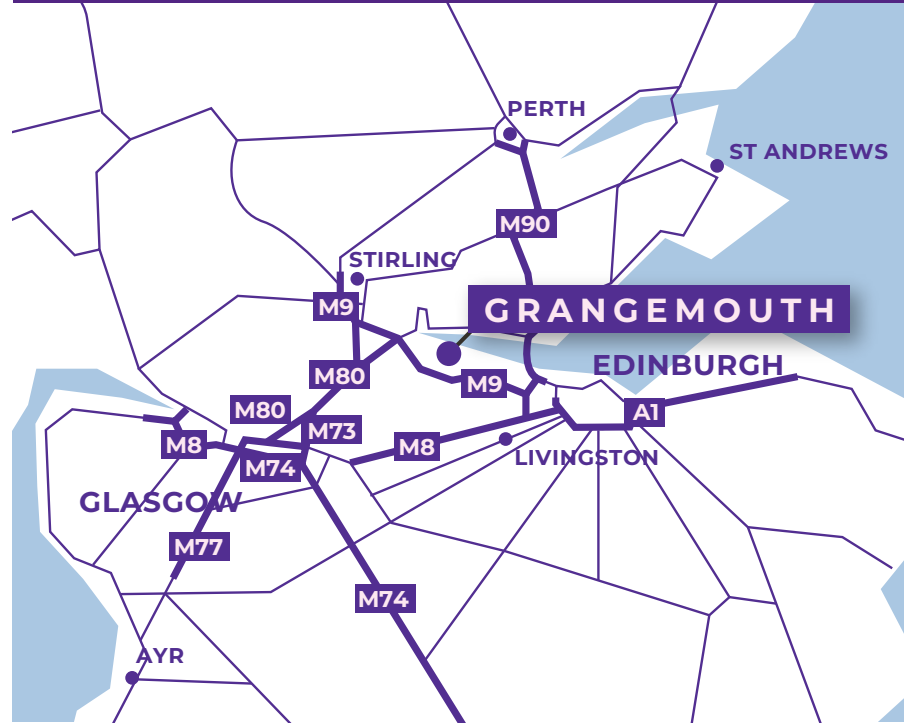
Grangemouth lies within the Forth Green Freeport. The Freeport's aim is to boost innovation and inclusive growth within their communities, while supporting Fair Work First practices, creating new green jobs, upholding the highest environmental protections and supporting economic transformation.

Green Freeports are required to contribute to four key policy objectives:

- promoting regeneration and high-quality job creation – the lead policy objective
- promoting decarbonisation and a just transition to a net zero economy
- establishing hubs for global trade and investment
- fostering an innovative environment

Operators and businesses in the zone can benefit from a package of tax, customs and other incentives through a combination of devolved and reserved levers. There are three tax sites covering Grangemouth, Rosyth and Leith, totalling around 550 hectares of land.

For additional information - www.forthgreenport.com



FIND ON GOOGLE MAPS →

Description

Building 1 Main Office

Main office which fronts onto Earls Road. The subject is a stand-alone single storey premises, surmounted by a pitched and tiled roof and is clad extensively in timber. The internal layout is a mixture of cellular and open plan accommodation. There is a good supply of natural daylight supplemented by fluorescent strip fitments. Heating is by ceiling mounted ducting system.

Building 2 Finished Goods

Is a finished goods shed lying towards the front of the site, north west of the main office and within close proximity to Earls Road. The premises are a large single bay warehouse of steel frame construction and offering an eaves height of approximately 7m rising to 13m, surmounted by a pitched roof with approximately 10% translucent panels. Internally, the floor is a mixture of tarmacadam and concrete and there is a ventilation gap of approximately 0.5m around the perimeter. The building benefits from high density light fitments. Furthermore, the premises are single skin cladding with no commercial access doors.

Building 5 Production Facility

Described as a production facility which is of steel portal frame construction under a profile metal clad roof, incorporating translucent roof panels for natural light. The building has an eaves height of approximately 5.27m rising to 6.8m and is open sided. The walls are profile mixture metal and wooden panelling. Internally, the concrete floor incorporates an extensive area that has been carved off.

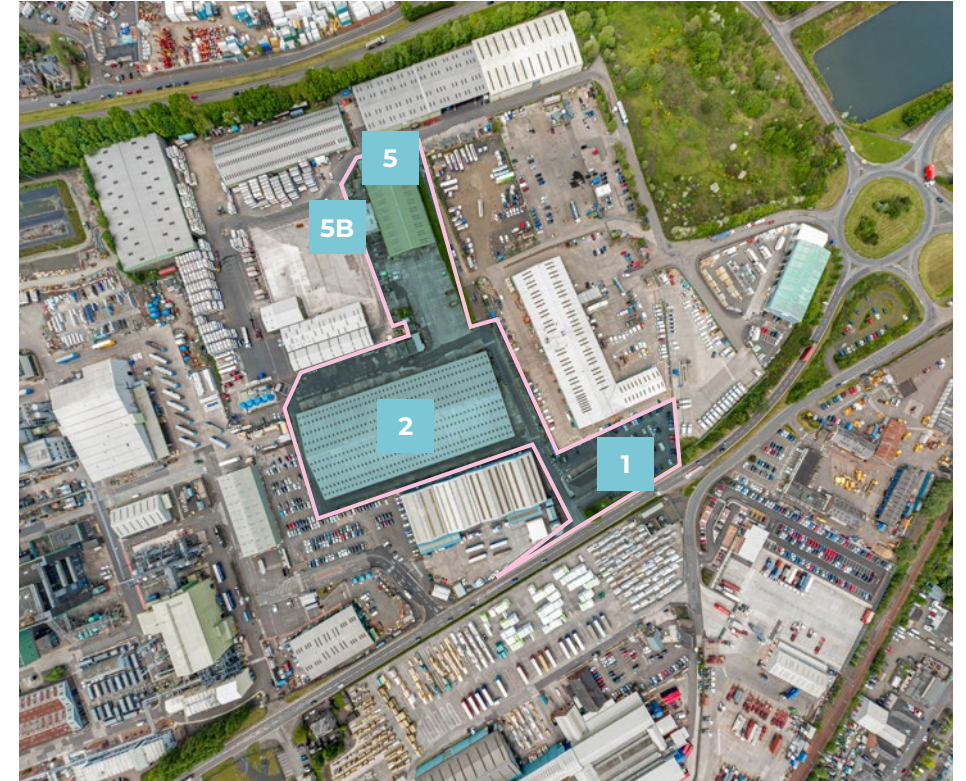
Building 5B Maintenance Workshop

A maintenance workshop known as Building 5B which protrudes from the west elevation of Building 5 and is of breezeblock construction under a profile metal clad roof, incorporating translucent roof panels for natural light. The building has an eaves height of approximately 4m and incorporates high density lighting and a blower heating system. The structure is utilised as a maintenance workshop and includes offices and a mezzanine area.

Building 1



Building 2



Building 5



Building 5B



Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the Gross Internal Area of the premises to be approximately as follows

BUILDING No	SQ M	SQ FT
1 - Main Office	438.43	4,719
2 - Finished Goods Shed	9,461	101,848
5 - Production Facility	2,524	27,172
5B - Maintenance Workshop	246	2,654
Total GIA	12,669.43	136,393

Total site area extends to approximately 7.73 acres (3.13 hectares).

Business Rates

We have been advised by the local assessors department that the premises have a Rateable Value of £244,000 resulting in rates payable (2023/2024) of approximately £127,000 per annum.

Planning

The subjects are covered by the Falkirk Local Development Plan which was adopted in June 2015. This indicates that the subject property is zoned within the core business area where policy BUS02 applies.

It is assumed that the premises currently benefit from Use Classes 4 (Business), Class 5 (General Industrial), Class 6 (Storage & Distribution).

The subject properties are not listed and do not lie within a conservation area.

Rent

Rent available for the site as a whole or in part on application.

Terms

The property is available as a whole or in part on a Full Repairing and Insuring lease for a term to be agreed. Further information is available from the joint letting agents.

Energy Performance Certificate (EPC)

The properties have the following EPC rating:

BUILDING	EPC RATING
Building 1 - Main Office	D
Building 2 - Finished Goods Shed	A
Building 5 - Production Facility	A
Building 5B - Maintenance Workshop	C

Legal Costs

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

VAT

All prices quoted are exclusive of VAT.

Anti-Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/ exchange, required to enable the agents to meet their respective obligations under the Regulations.



Viewing & Further information

Viewings of this property can only be arranged strictly by appointment through the joint letting agents:

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Michael McIntyre
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