

DM HALL

To Let

Office Suite

**The Hub
East Gateway
Beancross Road
Grangemouth
FK3 8WH**

**51.92 SQM —
313.94 SQ M
559 SQ FT —
3,380 SQ FT**



Property Details

- High quality office space
- Excellent motorway access
- 559 sq ft — 3,380 sq ft available
- Private parking provided
- All-inclusive terms available

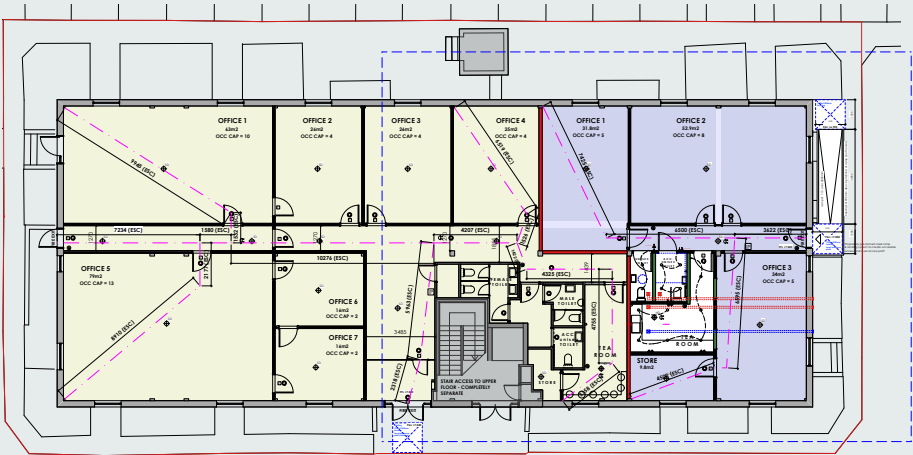
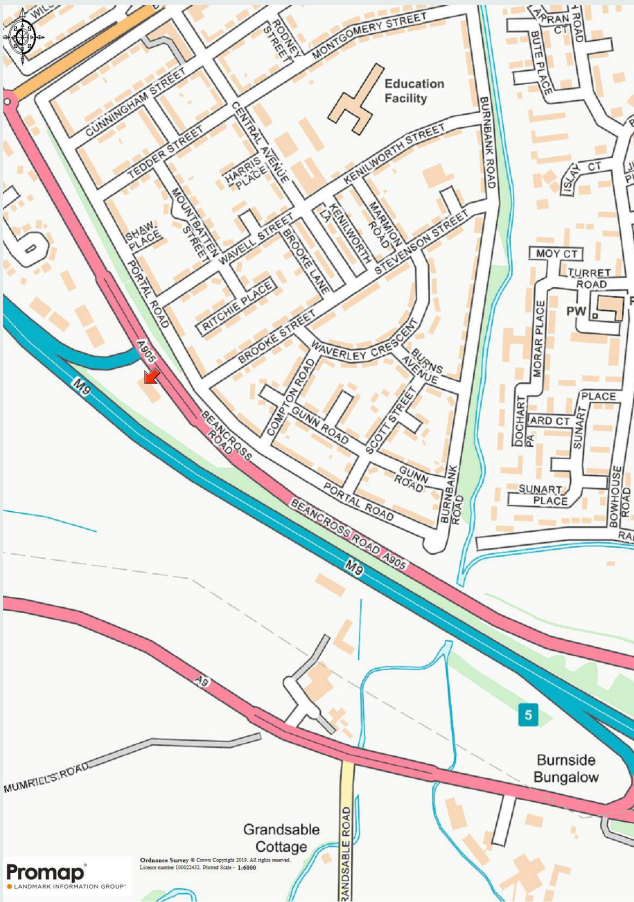
LOCATION:
The Hub at East Gateway is situated immediately adjacent to the eastbound slip of Junction 5 of the M9 motorway, on the southern outskirts of Grangemouth and accessed directly off Beancross Road (A905).

The Hub'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.

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 location of the subjects is shown on the appended plan



Proposed Ground Floor Plan @ 1:100

AREA INDICATED YELLOW TO BE SUBSIDIZED TO BECOME NEW UNIT
AREA INDICATED BLUE TO BE RETAINED AS EXISTING WITH NEW SANITARY AND
WASH FACILITIES INSTALLED TO CATER TO RESIDUAL AREAS



Property Details

DESCRIPTION:

The subjects comprise a range of ground floor office suites, contained within a detached, two storey class 4 pavilion, which provides accommodation for tenants including the National Fostering Agency and Antonine Investment Managers.

The subjects benefit from the following features:-

- Raised accessed floors.
- Cat 6 cabling.
- Suspended VDU compatible lighting.
- Air conditioning.
- Secure door entry system with access control.
- CCTV security
- Common break out area/kitchen.
- Male, female and disabled toilet facilities.
- Fully DDA compliant.
- EV charging available from Q3 2025.

ACCOMMODATION & FLOOR AREAS :

The subjects are available as a single self-contained suite which extends to a net internal area of 313.94 sq m 3,380 sq ft.

Alternatively, consideration will be given to letting the subjects on a suite by suite basis based on the following net internal areas: -

SUITE	SQ M	SQ FT
Suite 1/2	89.09	959
Suite 3/4	51.92	559
Suite 5/6/7	112.72	1,213

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value as follows:-

Office - £11,000, £14,000, £3,200, £3,200

Car parking - £500, £575, £85, £170 and £85

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Regulated by
RICS



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.

Consideration will also be given to letting component suites on an all-inclusive basis.

RENTALS:

Upon application to the sole letting agents



LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

Make an enquiry

Michael McIntyre

Juliet Robertson

Falkirkproperties@dmhall.co.uk

DM Hall Commercial Department

**DM Hall, Unit 6a The Courtyard, Callendar
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