

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

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

DM HALL
CHARTERED SURVEYORS
01324 628 321
www.dmhall.co.uk

Ryden.co.uk
0131 225 6612

CURRENT OCCUPIERS INCLUDE:

RSM
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CONNECT
— APPOINTMENTS —

samskip

broome

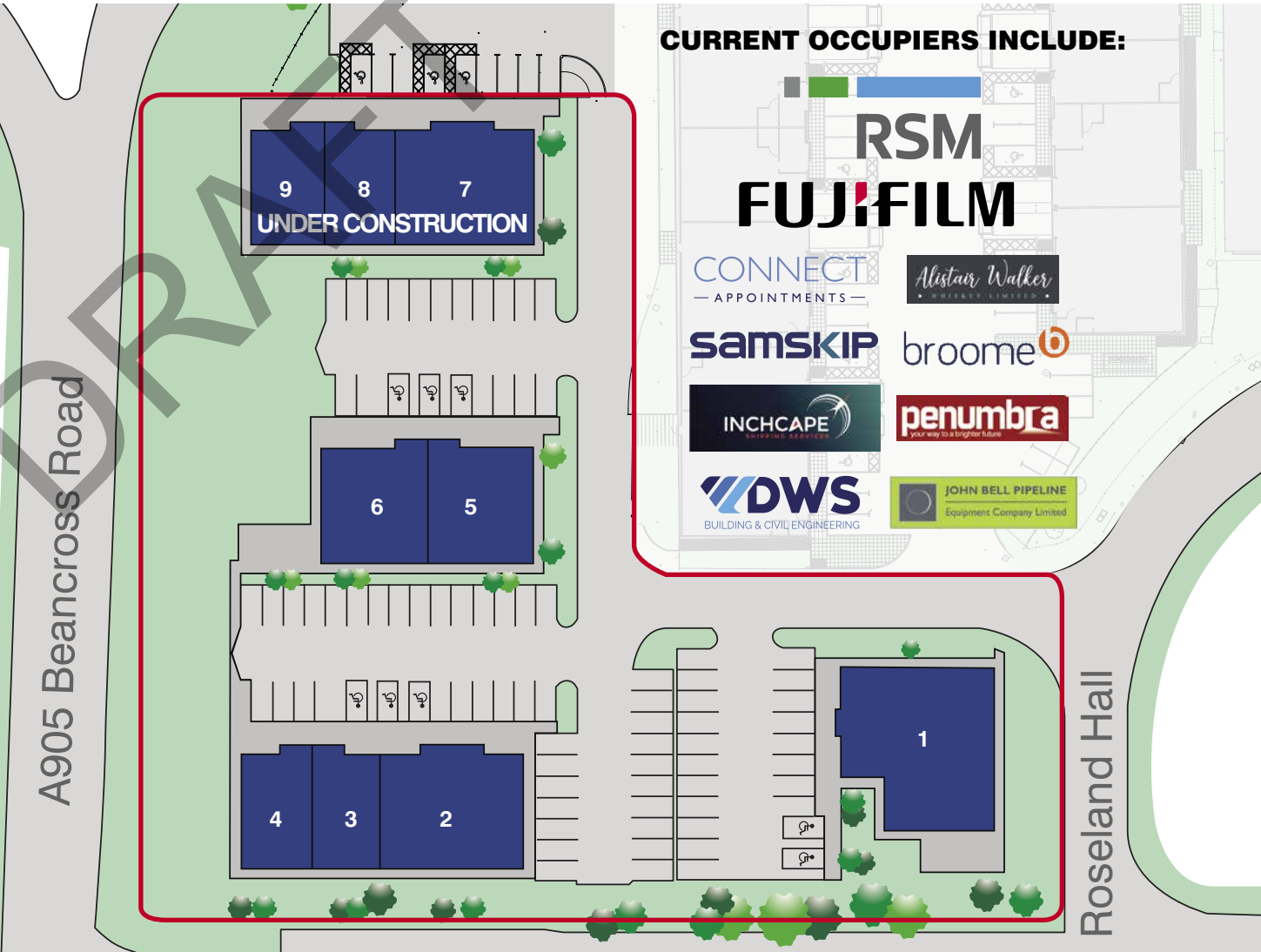
INCHCAPE
SHIPPING SERVICES

penumbra
your way to a brighter future

DWS
BUILDING & CIVIL ENGINEERING

JOHN BELL PIPELINE
Equipment Company Limited

Alistair Walker
PROPERTY LIMITED



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**



MISREPRESENTATION ACT: DM Hall and Ryden on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or enquiries about the property in all respects; (iii) no partner and no person employed by DM Hall and Ryden has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of DM Hall and Ryden. January 2019. Designed and produced by Creativeworld Tel 01282 858200.



EARLS COURT

THE IDEAL PLACE TO SEE YOUR BUSINESS GROW



TERMS / RENTS / OTHER CHARGES

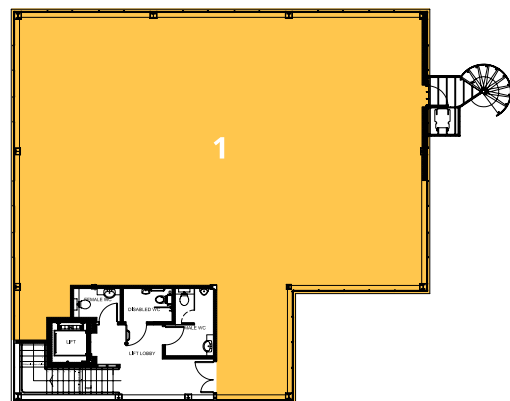
The units are available on flexible lease/tenancy agreements. For more details please contact the letting agents.

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.

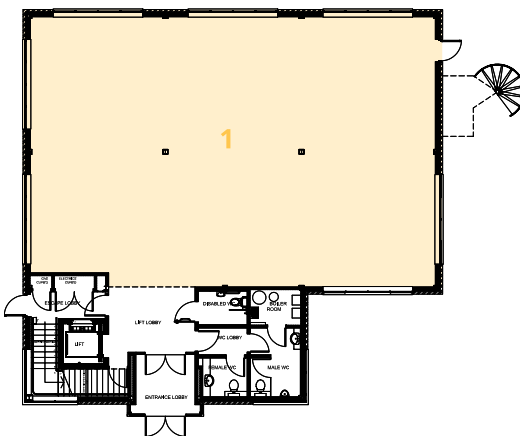
For current availability please contact the letting agents or visit our website www.earlscourt-grangemouth.co.uk

Copies of the EPC Certificates are available upon request

UNIT 1

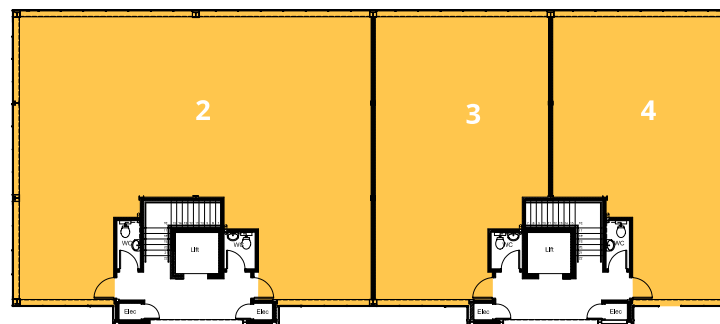


First Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 1	2,605	242	B	11

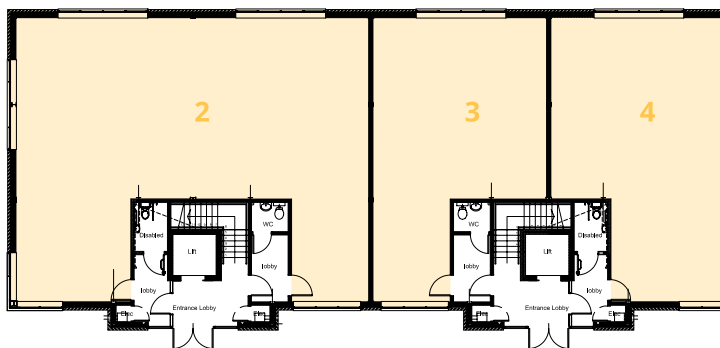


Ground Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 1	2,486	231	B	10

UNITS 2, 3 & 4

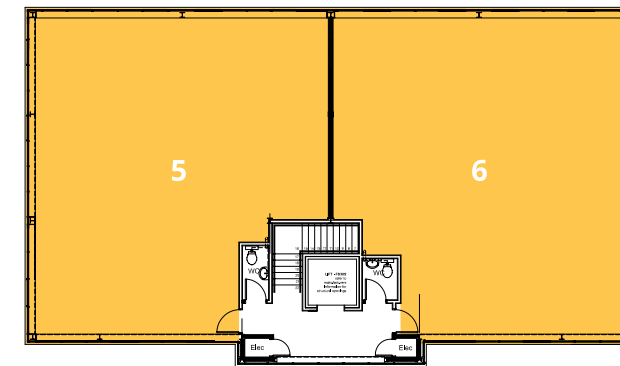


First Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 2	1,890	175.59	B	7
Building 3	961	89.28	B+	3
Building 4	912	84.73	B	3

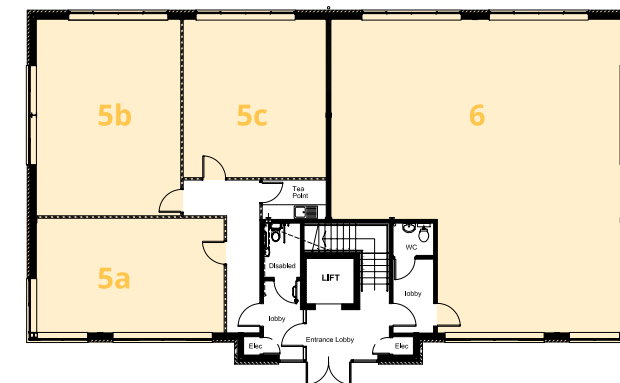


Ground Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Building 2	1,816	168.71	B	7
Building 3	855	79.43	B	3
Building 4	944	87.70	B	3

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

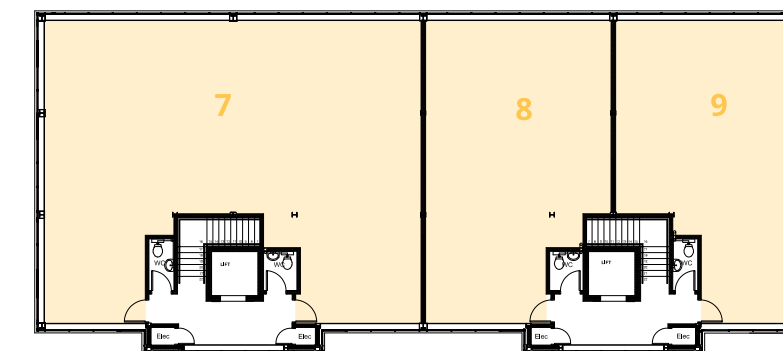


Ground Floor	Floor Area		EPC Rating	Car Parking Spaces
	Sq Ft	Sq M		
Innovate @ Suite 5A	373	34.62	B	1
Innovate @ Suite 5B	475	44.13	B	2
Innovate @ Suite 5C	393	36.51	B	2
Building 6	1,404	130.44	B	5

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