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## OFFICES



# EARLS COURT

EARLS GATE BUSINESS PARK **GRANGEMOUTH** FK3 8ZE

## TO LET

NEW HIGH QUALITY OFFICES  
FROM 912 - 5,091 SQ FT (84.73 - 472.97 SQ M)



[www.earlsgate-businesspark.co.uk](http://www.earlsgate-businesspark.co.uk)



# EARLS COURT

EARLS GATE BUSINESS PARK **GRANGEMOUTH** FK3 8ZE



## DESCRIPTION

Earls Court forms part of the larger Earls Gate Business Park, conveniently located for the M9 motorway. The development provides a range of office accommodation from single suites of 855 sq ft (79.43 sq m) to 'own front door' pavilion buildings of 5,091 sq ft (472.97 sq m).

Each building is finished to a high specification to meet the needs of the modern office occupier with the development arranged in an attractive courtyard setting.

The town centres of both Grangemouth and Falkirk are within a short drive of Earls Gate Business Park and nearby facilities include a McDonald's, BP filling station and the Grange Manor Hotel and Restaurant.

## SPECIFICATION

- **Suspended Ceilings**
- **Recessed LG 7 Lighting**
- **Full Access Raised Floors**
- **Lifts to all Buildings**
- **Fully DDA Compliant**
- **On Site Car Parking**
- **Attractive Landscaped Environment**

## TERMS

The pavilion offices are available on a new FRI lease for a term of years to be agreed. The terraced units are available on flexible lease terms to suit your business needs.





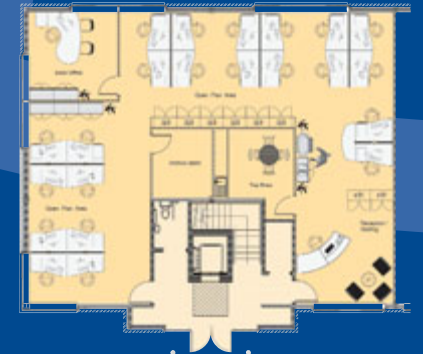
## PHASE 1 ACCOMMODATION

Building	Ground Floor SQ FT (sq m)	First Floor SQ FT (sq m)	Total SQ FT (sq m)	Car Parking Spaces
1	2,486 (230.96)	2,605 (242.01)	5,091 (472.97)	21
2	1,816 (168.71)	LET	3,706 (344.30)	14
3	LET	961 (89.28)	1,816 (168.71)	7
4	944 (87.70)	912 (84.73)	1,856 (172.43)	7
5	1,485 (137.96)	1,452 (134.90)	2,937 (272.86)	10
6	1,404 (130.44)	1,510 (140.28)	2,914 (270.72)	10

## INDICATIVE FLOOR PLANS



Ground Floor Unit 1



Ground Floor Unit 2



Ground Floor Unit 4

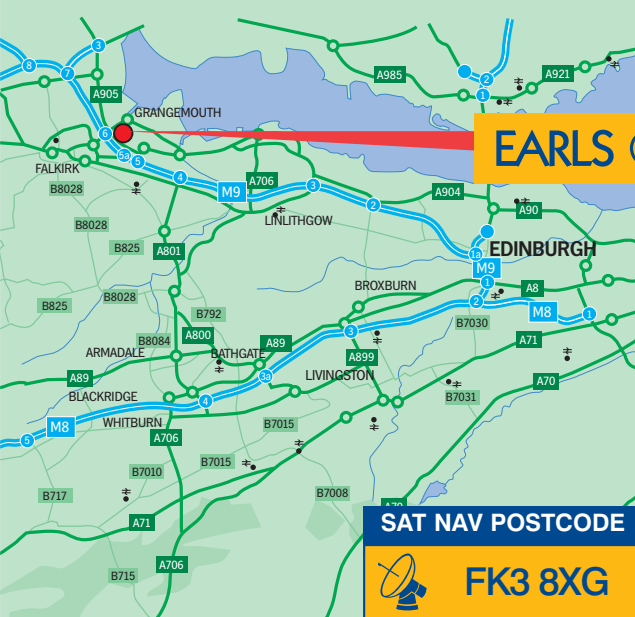
### BUILDING 1



### BUILDING 5



Space plans to individual specifications can be provided to demonstrate how each building would suit your business.



## LOCATION

Earls Court is a new development situated at Earls Gate Business Park, overlooking Earls Road and Beancross Road in Grangemouth. The estate is conveniently located for direct access to Falkirk, Grangemouth and junctions 5 and 6 of the M9 (Edinburgh – Stirling) motorway. Other occupiers in the immediate area include Fasco, Allied International and Kemfine.



## TRAVEL DISTANCES

Falkirk	3 miles	6 mins
Stirling	13 miles	22 mins
Edinburgh Airport	18 miles	29 mins
Edinburgh	27 miles	40 mins
Glasgow	28 miles	38 mins
Glasgow Airport	37 miles	49 mins
Dundee	67 miles	1hr 28 mins

Source: The AA

## AVAILABILITY

For current availability please contact the letting agents or visit our web site [www.earlsgate-businesspark.co.uk](http://www.earlsgate-businesspark.co.uk).

## ESTATE CHARGE

An annual estates charge will be levied to cover the costs of the services provided to the estate by the landlord.

## RENT

Details of the rent and other charges are available on application to the letting agents.

## VIEWING

Please contact one of the joint letting agents to arrange a viewing.

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