

**TO LET**



**NORTHERN TRUST**  
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# **EARLS COURT**

## **EARLS GATE PARK | GRANGEMOUTH | FK3 8ZE**

**HIGH QUALITY OFFICES**  
**373 - 5,091 SQ FT**

[www.earlscourt-grangemouth.co.uk](http://www.earlscourt-grangemouth.co.uk)

## DESCRIPTION

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 373 sq ft up to 5,091 sq ft.



## KEY FEATURES



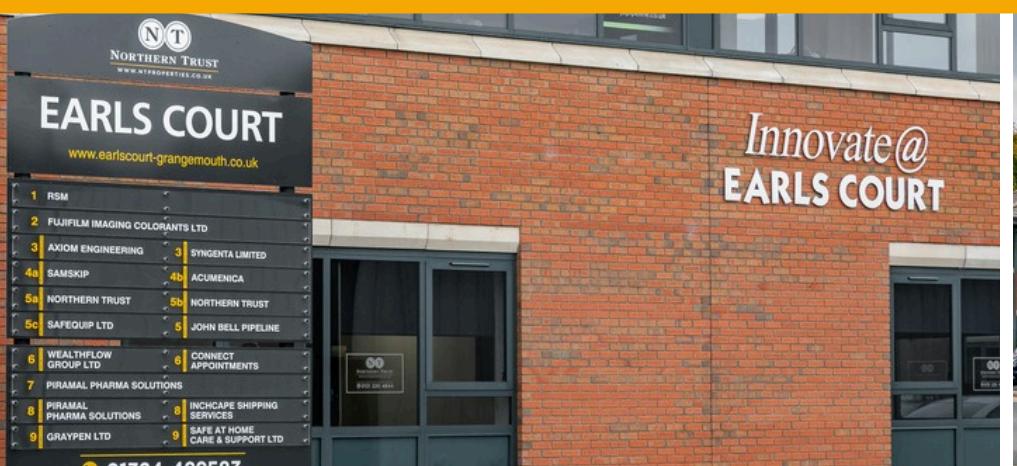
Excellent  
Transport Links



On-Site  
Car Parking



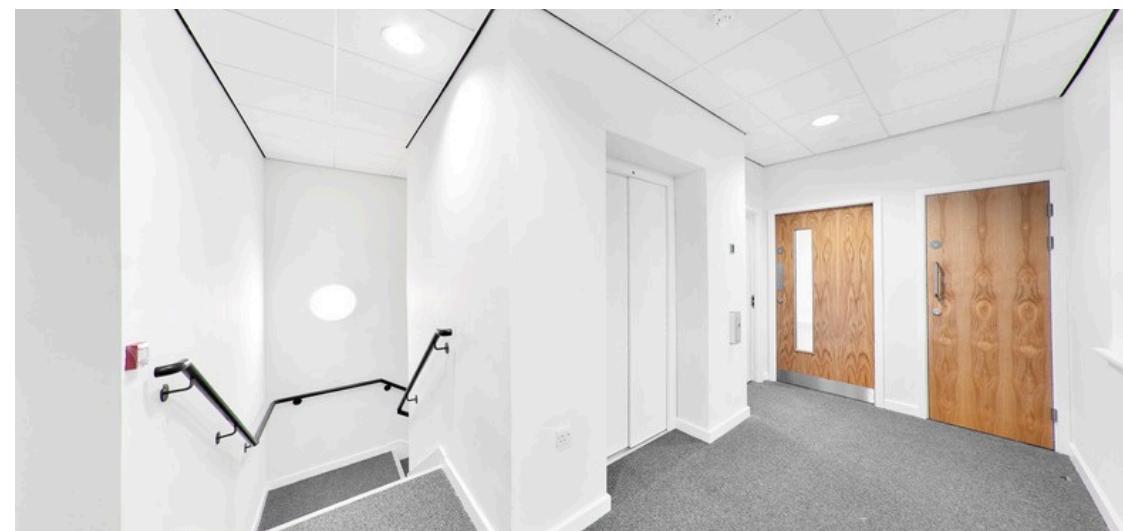
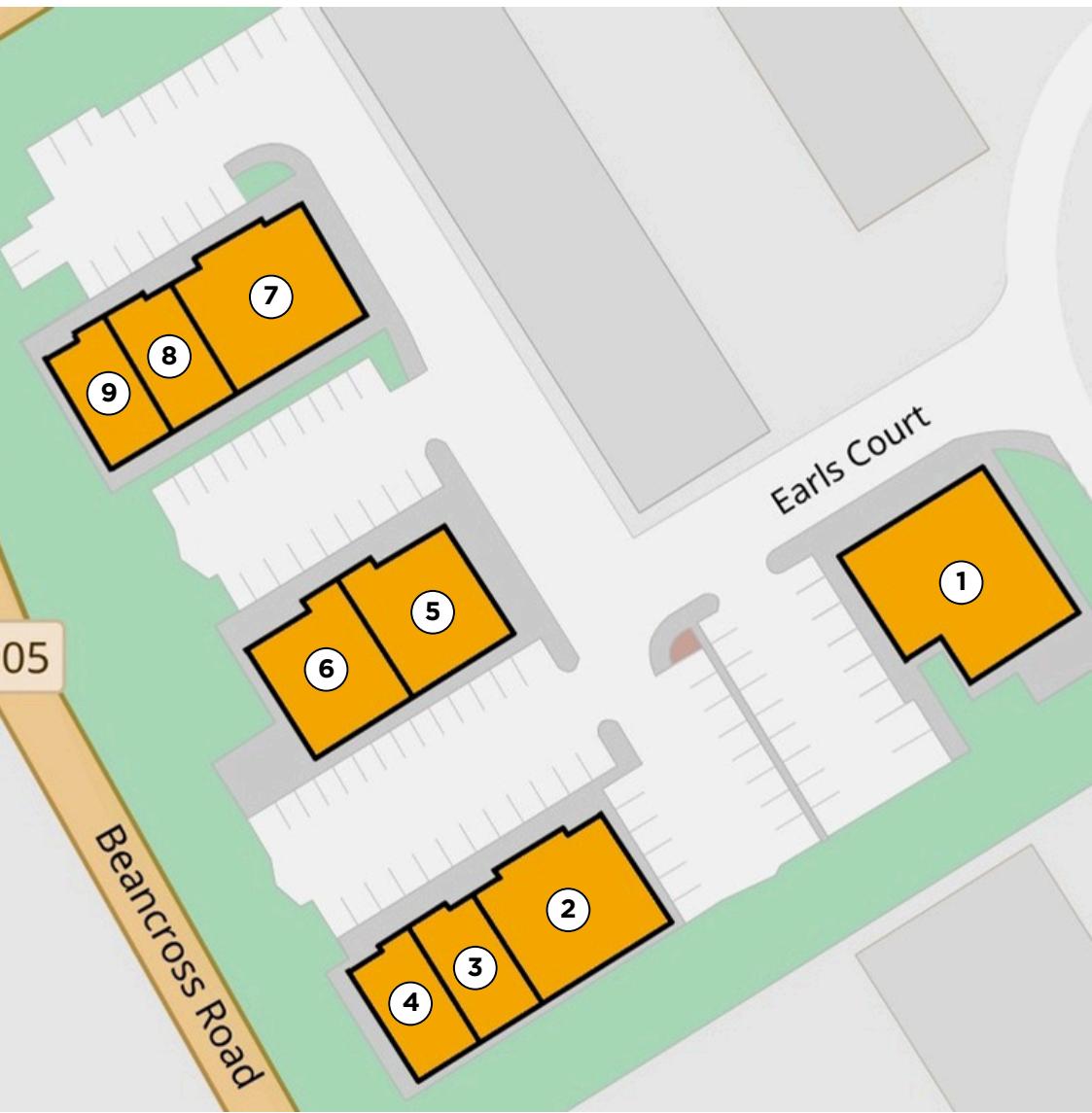
Flexible  
Terms

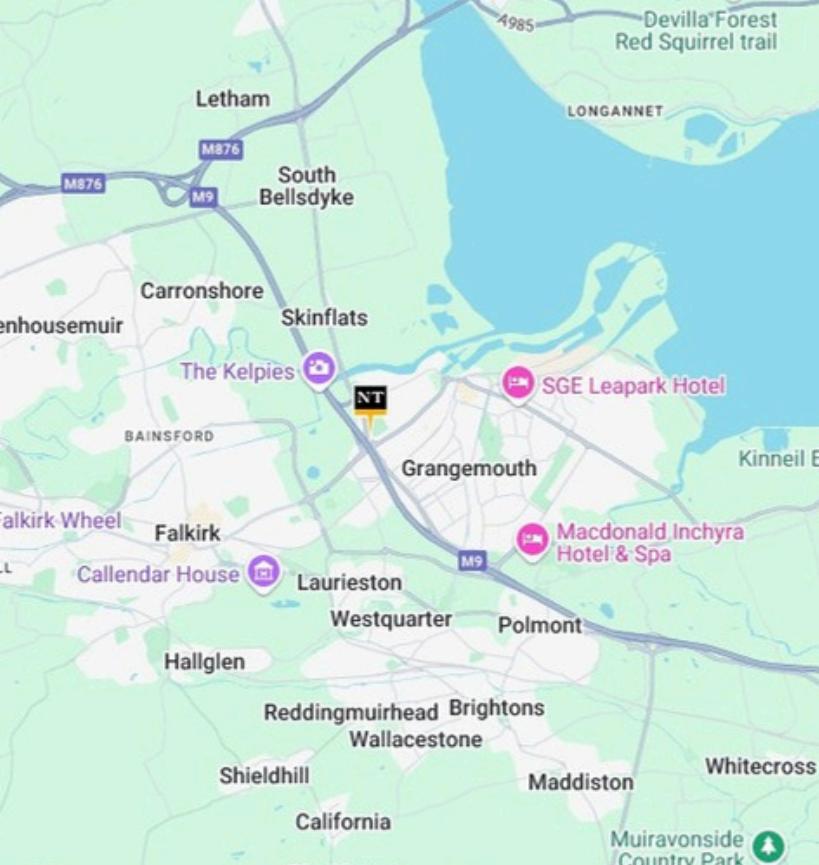


# SITE PLAN

For current availability please  
visit the dedicated website

[www.earlscourt-grangemouth.co.uk](http://www.earlscourt-grangemouth.co.uk)





## EARLS COURT EARLS GATE PARK GRANGEMOUTH | FK3 8ZE

### LOCATION

Earls Court is located on the wider Earls Gate 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, McDonalds and a BP Petrol Filling Station.



### GOOD NEARBY AMENITIES



### VIEWING & FURTHER INFO

To arrange a viewing of the property or to obtain any further information, please contact one of the letting agents.

### TERMS

The office units are available on flexible lease terms to suit your business needs. For more details please contact us.

### EPC

The EPC ratings on the available units range up to B22. Copies of individual EPC certificates are available on request.



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