

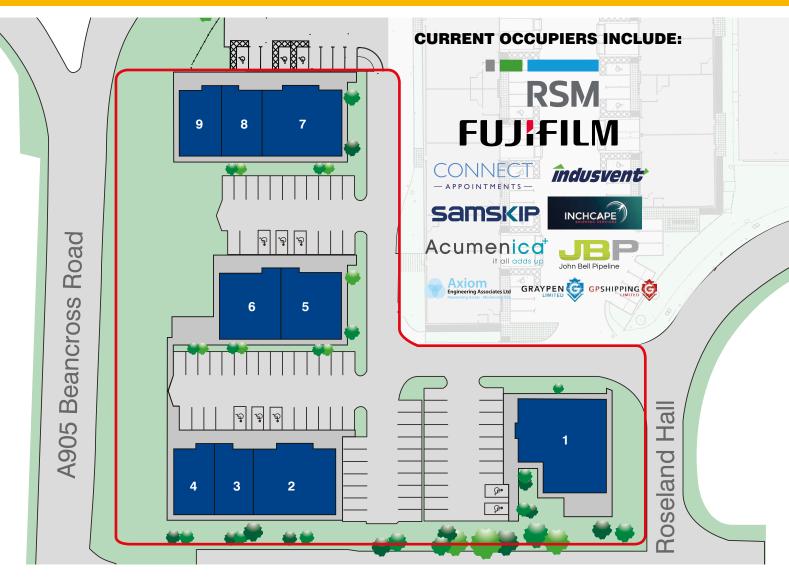
TO LET

EARLS COURT



Play Video HIGH QUALITY OFFICES FROM 855 - 1,890 SQ FT (79 - 176 SQ M)

EARLS GATE BUSINESS PARK, GRANGEMOUTH FK3 8ZE



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

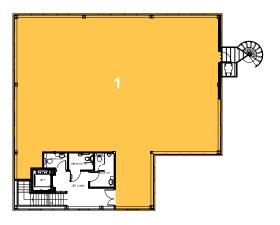
- Full Access Raised Floors
- Suspended Ceilings with Recessed Lighting
- Full DDA Compliance including Passenger Lifts to all buildings
- Gas Central Heating
- On-Site Parking



EARLS COURT THE IDEAL PLACE TO SEE YOUR BUSINESS GROW

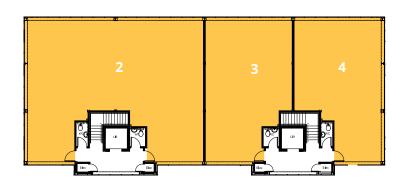


UNIT 1

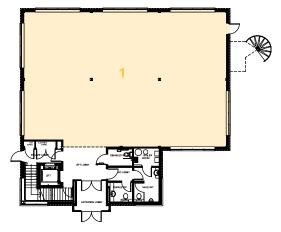


| First Floor | Floor | Area | EPC | Car Parking |
|-------------|-------|------|----------|----------------|
| FIRST FIGOR | Sq Ft | Sq M | M Rating | Spaces |
| Building 1 | 2,605 | 242 | В | 11 |

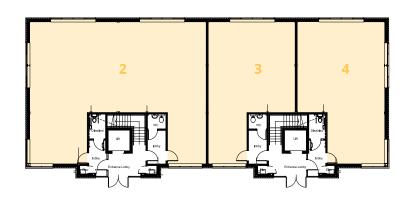
UNITS 2, 3 & 4



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

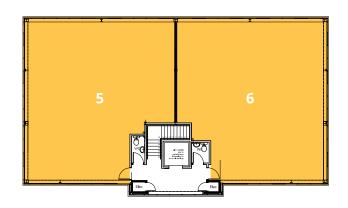


| Ground Floor | Floor | Area | rea EPC Car Parkin | |
|--------------|-------|------|-----------------------|--------|
| Ground Floor | Sq Ft | Sq M | Rating | Spaces |
| Building 1 | 2,486 | 231 | В | 10 |

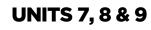


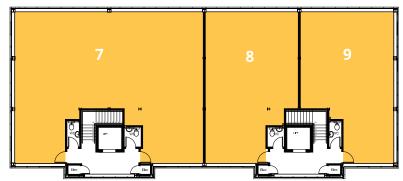
| Ground Floor | Floor Area | | EPC | Car Parking |
|--------------|------------|--------|--------|----------------|
| Ground Floor | Sq Ft | Sq M | Rating | Spaces |
| Building 2 | 1,816 | 168.71 | В | 7 |
| Building 3 | 855 | 79.43 | В | 3 |
| Building 4 | 944 | 87.70 | В | 3 |

UNITS 5 & 6

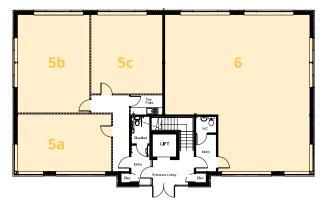


| First Floor | Floor Area | | EPC | Car Parking |
|-------------|------------|--------|--------|----------------|
| FIRST FIGOR | Sq Ft | Sq M | Rating | Spaces |
| Building 5 | 1,452 | 134.90 | В | 5 |
| Building 6 | 1,510 | 140.28 | В | 5 |

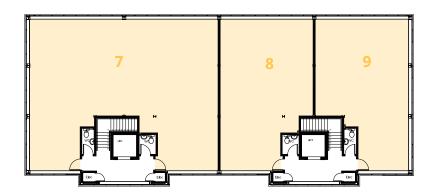




| First Floor | Floor Area | | EPC | Car |
|-------------|------------|------|--------|-------------------|
| FIRST FIOOT | Sq Ft | Sq M | Rating | Parking Spaces |
| Building 7 | 1,890 | 176 | TBC | 6 |
| Building 8 | 961 | 89 | TBC | 3 |
| Building 9 | 912 | 85 | TBC | 2 |



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



| Ground Floor | Floor Area | | EPC | Car Parking |
|--------------|------------|------|--------|----------------|
| Ground Floor | Sq Ft | Sq M | Rating | Spaces |
| Building 7 | 1,816 | 169 | TBC | 5 |
| Building 8 | 855 | 79 | TBC | 2 |
| Building 9 | 944 | 88 | TBC | 2 |

Premises available in over 200 locations throughout England and Scotland



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, McDonald's and a BP Petrol Filling Station.

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

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.





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 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 a contract term: (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith be without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessees shall not rely on such information which is given on condition the any intending purchasers or lessors shall satisfy themselves by their own inspections or renquires about the property in all respects: (iii) no partner and no person employe 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 vendor or lessors of DM Hall and Ryden. March 2020. Designed and produced by Creativeworld Tel 01282 858200.

