

On the instructions of CalaChem

# TO LET/FOR SALE

(Subject to Ground Lease)



**Earls Gate BUSINESS PARK**  
GRANGEMOUTH



Photo of the Shearer Building

## Office & Laboratory Accommodation

From 46 sq m (500 sq ft) to 929 sq m (10,000 sq ft)

EARLS GATE BUSINESS PARK, EARLS ROAD, GRANGEMOUTH

**CalaChem**  
FINE CHEMICALS



## Earls Gate BUSINESS PARK GRANGEMOUTH



### GENERAL

We have been instructed by CalaChem to actively seek tenants or purchasers for the surplus office and laboratory accommodation on Earls Gate Business Park in Grangemouth.

### LOCATION

The towns of Grangemouth and Falkirk are situated on the southern shores of the Firth of Forth and are ideally positioned in Central Scotland to take advantage of the motorway network linking the location with the principal Scottish cities of Edinburgh and Glasgow.

The available buildings are accessed from Earls Road and nearby occupiers include CalaChem, Fujifilm, Syngenta, Piramal Healthcare, Surface Active Solutions, Whyte & Mackay, Forth Ports plc, Lonza, Scott Direct, HW Coates, Northern Trust and John Mitchell (Haulage) Ltd.

### DESCRIPTION

The office accommodation available is a mix of open plan and cellular space and can generally be adapted to suit individual occupier needs.

There is plenty of car parking and occupiers can take advantage of a controlled main access with common reception and meeting rooms.

Earls Gate Park welcomes start-up businesses and established businesses looking for flexible office accommodation in terms of both size and lease length.

We would welcome the opportunity to show you round the available office space.

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### LABORATORIES

Earls Gate Business Park can also provide laboratory accommodation. Further details of size and specification of the laboratories is available on request.

### TERMS

Please contact Ryden or DTZ for the terms on which the office suites and laboratories are available.

### SERVICE CHARGE

There will be a service charge applied to each building to cover the common maintenance and management of Earls Gate Business Park. Further details on the charge applicable to each building is available on request.

### RATEABLE VALUE

The occupiers of each building will be responsible for the rating liability for the property they occupy.

### FURTHER INFORMATION AND VIEWING

By contacting the following:-

Ryden  
46 Castle Street  
Edinburgh EH2 3BN

Tel: 0131 225 6612

neil.mcallister@ryden.co.uk  
iain.taylor@ryden.co.uk

DTZ  
One Edinburgh Quay  
133 Fountainbridge  
Edinburgh EH3 9QG

Tel: 0131 222 4521

peter.fraser@dtz.co.uk

**Ryden**.co.uk  
0131 225 6612

**DTZ**  
0131 222 4646  
www.dtz.com

Messrs Ryden and DTZ for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Messrs Ryden or DTZ has any authority to make or give any representation or warranty whatever in relation to this property. **December 2011.**