

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITES
PLOTS 5, 6 & 7
FOR SALE (SUBJECT TO GROUND LEASE)
FROM 1 TO 9 ACRES



FULLY SERVICED SITES WITH A POWER SUPPLY UP TO 10MVA

The site is ideally positioned in Central Scotland to take advantage of the motorway network linking the location with the principal Scottish cities of Edinburgh and Glasgow.

INTRODUCTION

We are pleased to offer For Sale (subject to ground lease) industrial/commercial development sites on Earls Gate Park on behalf of our clients CalaChem and Scottish Enterprise.

LOCATION

We believe that Earls Gate Park provides one of the best located and certainly the best serviced industrial development sites in Scotland. The sites are suitable for a variety of different manufacturing purposes.

Earls Gate Park is prominently situated on the junction of Earls Road and Beancross Road in Grangemouth and is visible from the M9 (Edinburgh – Stirling) motorway. Earls Road is the main thoroughfare from Grangemouth Docks and Town Centre (approximately 1 mile) and to Falkirk town centre (approximately 3 miles).

Substantial occupiers in the vicinity 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.



AVAILABLE SITES

We refer to the Masterplan of the remaining available sites which range from a minimum of 1.61 acres to a total of approximately 9 acres.

UTILITIES AND SERVICES

Earls Gate Park provides a unique combination of land and tailor made support services which includes the following:-

- Neighbouring world class companies
- Availability of skilled labour
- Serviced level sites ready for development
- Outline planning consent for business, manufacturing and distribution uses
- Expert help with relocation (via Scottish Enterprise)
- Services available on site:
 - Steam – 6 tonnes / hour
 - Electricity – 10 MVA
 - Compressed Air – 6000 m³ / hour
 - Water – 1000 m³ / hour
 - Nitrogen – 1000 m³ / hour

Specialised site services for chemical manufacturing if required.



SITE PLAN



AVAILABLE PLOTS

PLOT	SIZE (ACRES)
5	1.61
6	2.19
7	4.9
12	7.3 (UNDER OFFER)
13	SOLD

A unique combination of available land and a tailor-made package to support your business

POWER: On site heat and power plant

STEAM: Intermediate and low pressure. Raised on site

GAS: Natural gas, nitrogen and compressed air network

WASTE WATER TREATMENTS: On site

WATER: On site



Earls Gate PARK
GRANGEMOUTH



BUSINESS SUPPORT

Scottish Enterprise works closely with organisations to support business growth. In particular, they can offer help and advice on premises, plant, equipment, workforce, development, sustainability and innovation and technology development. Together with the Scottish Enterprise local and national networks they can help to move companies into the area more quickly and easily.

For further information please contact Scottish Enterprise on 01786 452112.

TERMS

The sites are available to purchase on a long term ground leasehold basis. For further details on the price required for each of the sites please contact Ryden or DTZ.

VIEWING

Earls Gate Park is open for viewing purposes.

FURTHER INFORMATION

By contacting the following:-

Ryden
46 Castle Street
Edinburgh EH2 3BN

Tel: 0131 225 6612

neil.mcallister@ryden.co.uk
david.fraser@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

CalaChem
FINE CHEMICALS

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.**



Scottish Enterprise