



**Grangemouth**

**Last Remaining Plot**

**PLOT  
11**

**Industrial Development Site  
For Sale/To Let**

**Earls Gate Park, Grangemouth, FK3 8TR**

**Earls Gate Developments Ltd**

Part of the CalaChem Group of Companies

- Size: 0.89 ha (2.18 acres)
- Platformed for development and Surfaced
- Also suitable for open storage
- Adjoining occupiers include: Celtic Renewables, Piramal Pharma Solutions, Scott Direct, John Mitchell (Haulage) Limited, Asda (Regional Distribution Centre), Syngenta, and H.W. Coates Limited

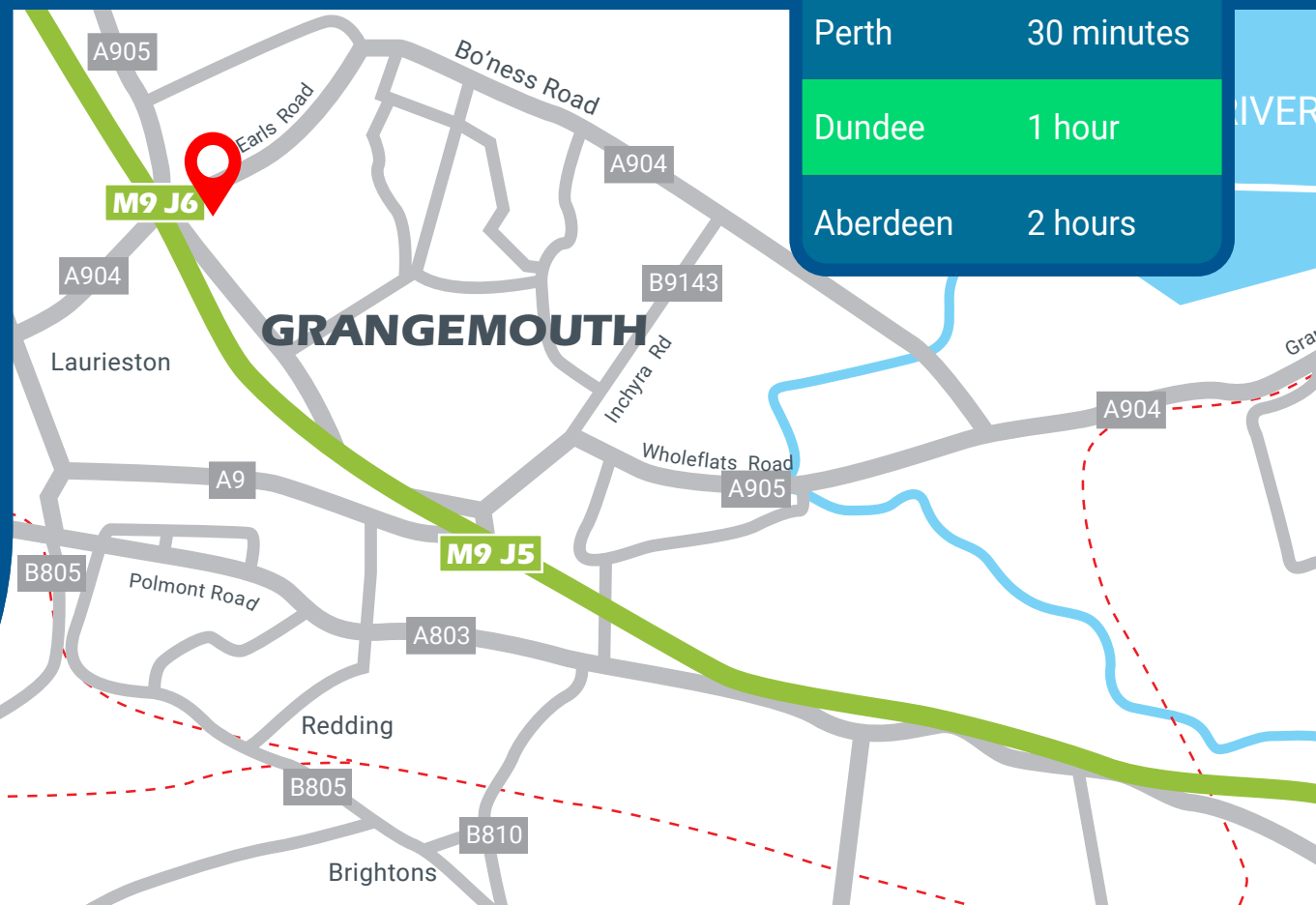
# Location

Earls Gate Park is prominently situated close to the roundabout adjoining Beancross Road and Earls Road, the main thoroughfare between Grangemouth Docks / Town Centre and Falkirk Town Centre.

The site is situated within Earls Gate Park and between Celtic Renewables and Scott Direct. Direct access is provided to Beancross Road.

Earls Gate Park is also situated alongside the M9 (between junctions 5 & 6) providing motorway access to Scotland's major cities with estimated drive times as indicated in the table.

Earls Gate Park is also situated close to the busy Grangemouth Docks.



# Description

The site has been prepared for development and has also most recently been surfaced and used as a car park.

Further information about the make-up of the site is available on request.

The site is fenced with perimeter landscaping and has the benefit of a barrier access.



## Plot Size

0.89 hectares (2.18 acres).

## Utilities

- **Electricity:** supplied from
  - » Energy from Waste (EfW) Facility
  - » SPEN Network
  - » Supplying High and Low Voltage
- **Piped Steam Infrastructure:**
  - » Low (LP) and Intermediate (IP) Pressure

The power and steam provision from the energy from waste facility is low cost and guaranteed for 15 years (CPI indexed).

- **High Resilience Private Supply Networks**
- **Piped Nitrogen Supply**
- **Towns Water:**
  - » Potable
- **Weak and strong stream effluent waste**
  - » Access and infrastructure for piped on-site customer delivery

Connection charges will apply.

## Terms

The site is available to purchase or lease. Further details on the price and rent required is available on request.

We would recommend that interested parties notify us of their interest in writing (by email) to ensure notification of a future closing date for offers.

## Viewing

The site is open to view from the adjoining estate road.

## Further Information

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