DM HALL

To Let

Modern Self Contained Office Pavilion



2 Earls Court, Earls Gate Business Park, Roseland Hall, Grangemouth FK3 8ZE

344.30 sq m
(3,706 sq ft)

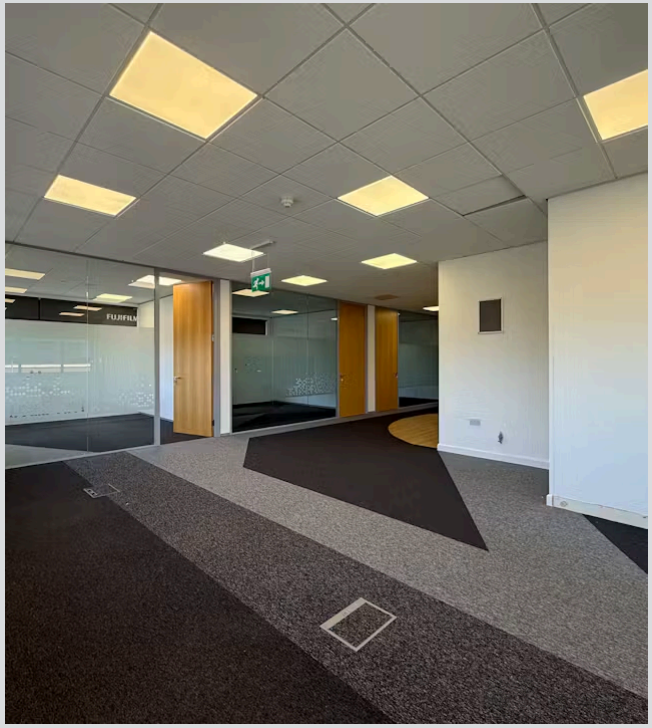
- Modern self-contained office pavilion
- Situated adjacent to junction 6 of the M9
- High quality internal fit out
- Net internal area 3,706 sq ft
- 14 Dedicated parking spaces

DESCRIPTION

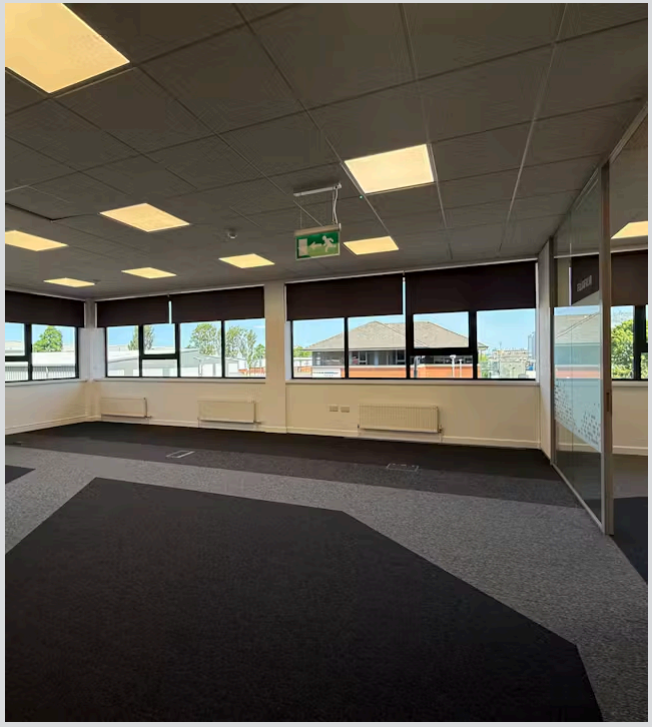
The subjects comprise a modern end terraced two storey office pavilion which is of brick construction, contained under a pitched and tiled roof.

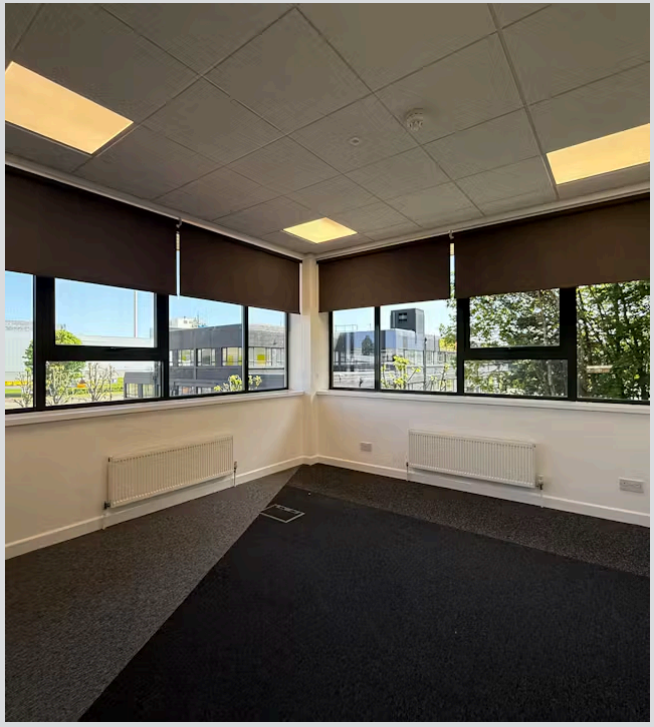
The property benefits from the following features:-

- Modern glazed entrance with keypad system.
- Flexible office accommodation over ground and first floors.
- High quality fit out throughout.
- Suspended ceilings with recessed lighting.
- Passenger lift.
- Kitchen facilities on both floors.
- Gas fired central heating throughout.
- 14 dedicated parking spaces.









LOCATION

The subjects lie within Earls Gate Park, which is situated to the south of Earls Road (A905) and immediately east of Beancross Road, lying directly adjacent to junction 6 of the M9 motorway.

The park provides a range of office and workshop/warehouse accommodation with occupiers including RSM, Inchcape, Samskip and Graypen Ltd.

Grangemouth itself comprises an established town within Central Scotland, lying on the southern banks of the River Forth, astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh.

The town provides a range of local authority and private housing stock together with appropriate retail, educational and local government facilities, having a resident population of approximately 18,000 people.

The town is home to one of the countries and indeed Europe's largest petrochemical facilities as well as benefitting from a substantial port complex, each of which provide significant employment for the surrounding area.

FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,816	168.71
1st	1,890	175.59
Total	**3,706**	**344.30**

SERVICE CHARGE

The tenant is liable to pay an appropriate proportion of the estate service charge which is currently estimated at £8,065 per annum exclusive for the current financial year April 2026 to March 2027.





EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

Rateable Value: £49,500

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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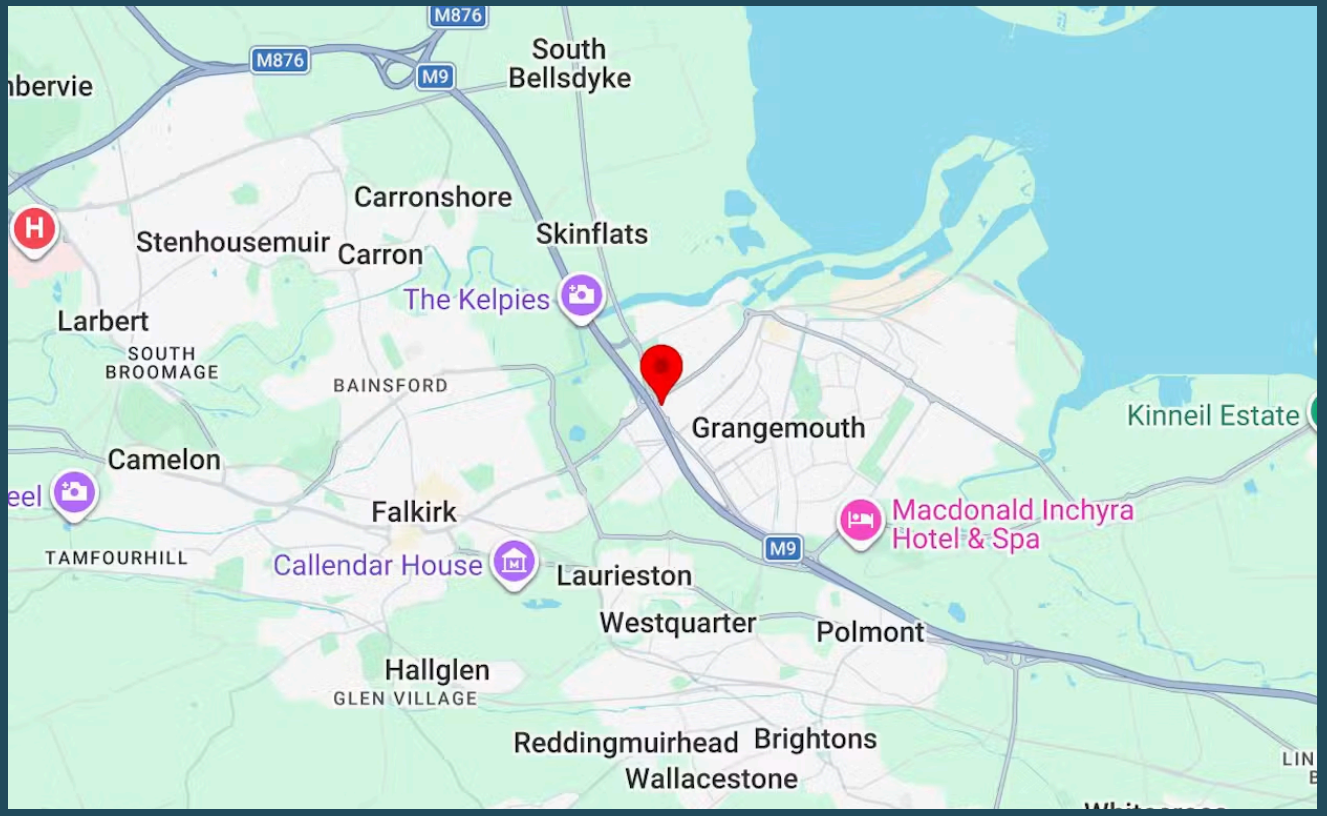

Make an enquiry

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PROPERTY REF: ESA3694

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