

GRANGE LANE TRADE PARK

GRANGEMOUTH, FK3 8EG



Roscco
Properties

INDUSTRIAL / WAREHOUSE UNIT TO LET
66,896 SQ FT (6,215 SQ M)



0131 240 7500
colliers.com/uk/industrial

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LOCATION

One of the best distribution and industrial locations in Scotland, Grange Lane adjoins Grangemouth Port and is close to the major INEOS Grangemouth facility. Junctions 5 and 6 of the M9 offer immediate access to Scotland's motorway network.

DRIVE TIMES

Grangemouth Port	1 min
Glasgow City	40 mins
Glasgow Airport (International)	45 mins
Edinburgh City	49 mins
Edinburgh Airport	24 mins
Manchester	3 hrs 48 mins
Birmingham	5 hrs
Hull	4 hr 48 mins
London	7 hrs
Southampton	7 hrs 5 mins



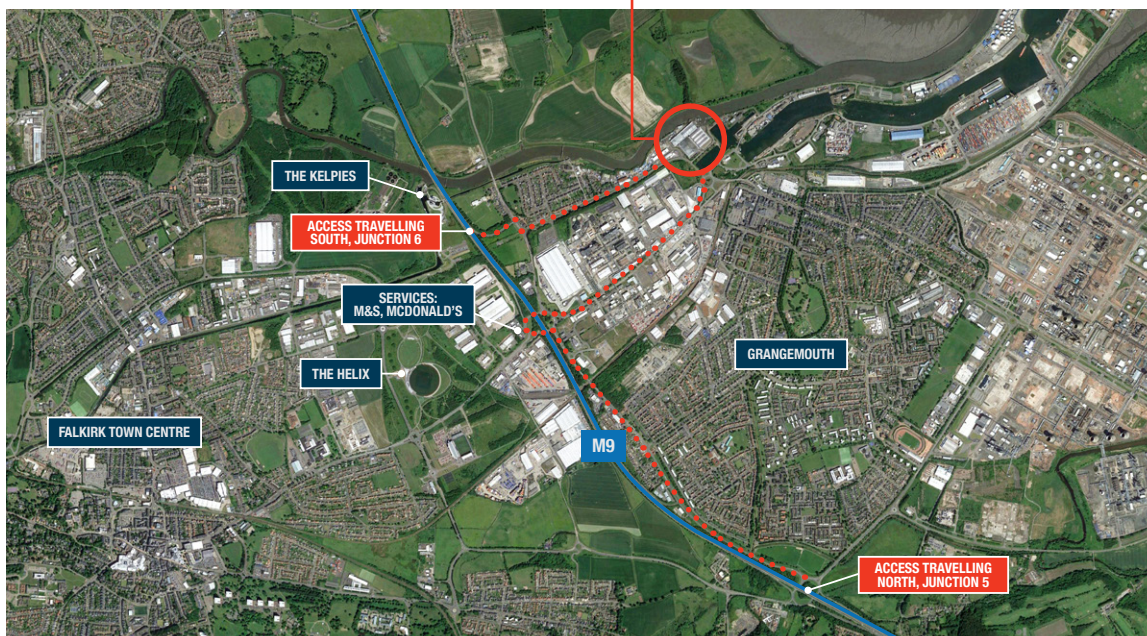
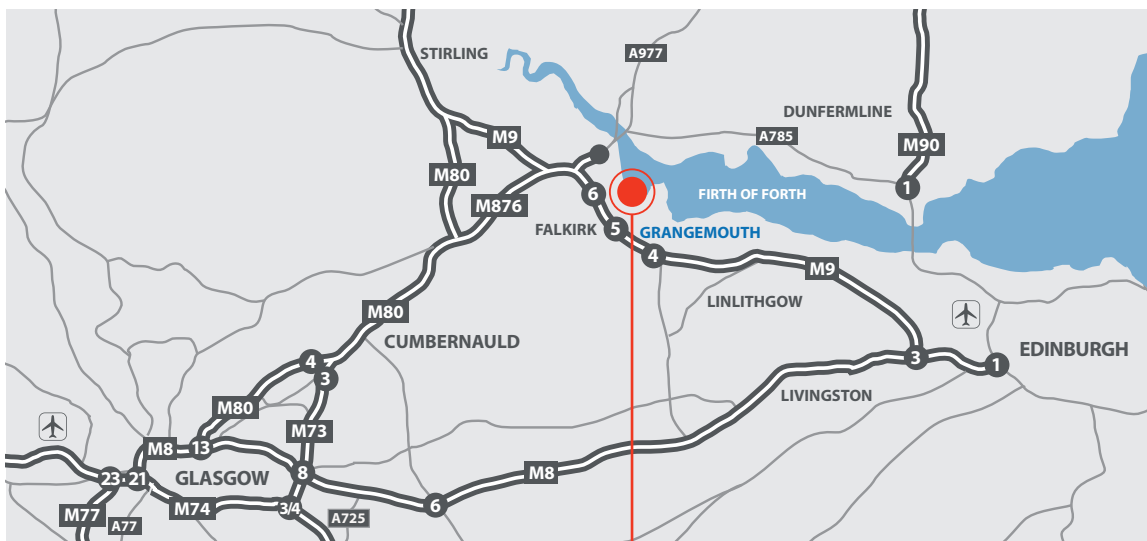
DESCRIPTION

- Steel frame construction
- Eaves heights of 7 - 9m
- Canopied loading
- Column free space in individual units
- Full CCTV and gatehouse
- Security gate entrance
- Generous kVA available if required
- All units benefit from Class 4, 5 & 6 use consents



AVAILABILITY

UNIT	SQ FT	SQ M
A	11,119	1,033
B	11,033	1,025
C	11,012	1,023
D	11,098	1,031
E	11,012	1,023
F	11,625	1,080
TOTAL	66,896	6,215



RATEABLE VALUE

The site is currently entered as a whole on Scottish Assessors, with a Rateable Value of £387,500. Units will require to be reassessed on occupation.

EPC RATING

A copy of the EPC Certificate can be provided on request.

QUOTING TERMS

The premises are available on a new full repairing and insuring lease on terms to be agreed. Our client will consider a letting the site as a whole as well as individual units to suit occupier requirements.

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FURTHER INFORMATION



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