TO LET

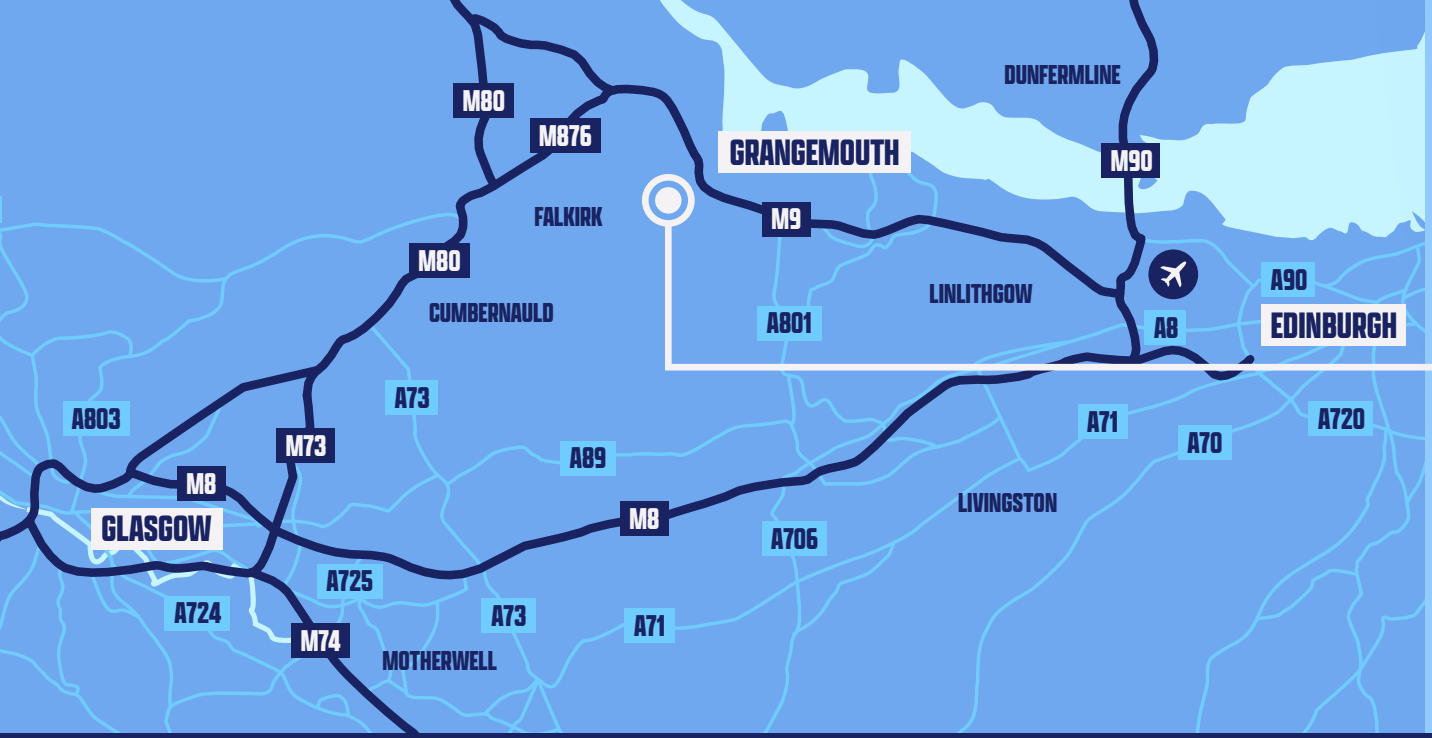
LAURIESTON ROAD GRANGEMOUTH

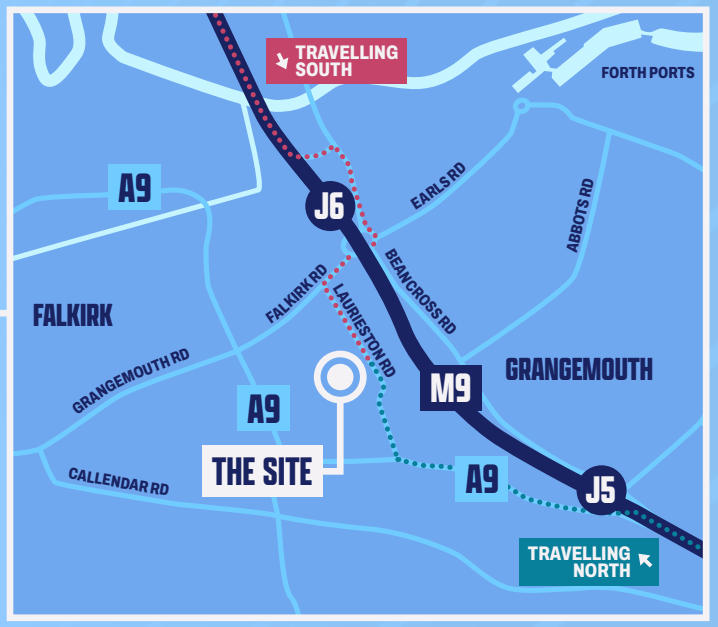
Modern Warehouse / Industrial / Trade Counter Premises

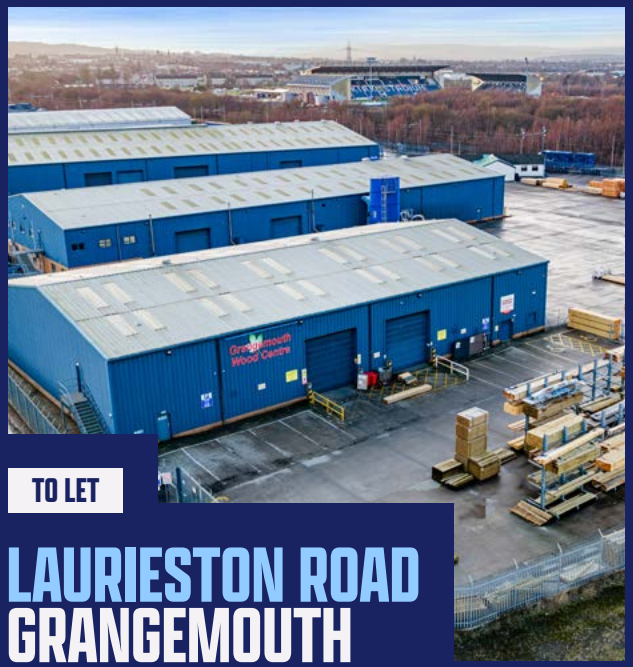
FK3 8XX



13,202 SQ FT – 88,018 SQ FT (1,226 SQ M – 8,177 SQ M) / SITE OF 6.27 ACRES (2.5 HA)







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LAURIESTON ROAD GRANGEMOUTH



LOCATION

Grangemouth sits in the heart of Scotland, 20 miles north west of Edinburgh, 11 miles south of Stirling and 25 miles north east of Glasgow. The location provides excellent road transport access as the M9 links to all major motorway networks. The subjects are situated on Laurieston Road, on the west side of the M9 motorway adjacent to Junction 6, between the prominent central Scotland towns of Grangemouth and Falkirk.

Grangemouth is home to Scotland's largest container port and INEOS' ethylene plant and wider chemical operations. The location is popular with a multitude of industries and distributors, including WH Malcolm Group (logistics & distribution), Asda (distribution), DB Schenker (rail freight) and Whyte & Mackay (storage).

FK3 8XX

DESCRIPTION

The property comprises a generous secured fenced site of approximately 6.27 acres with vehicular access available from the north or south of the site. The yard areas are of a high quality concrete yard finish with drainage.

Within the site are four separate buildings including three industrial units which were built in 2006 and a single storey office, as follows:

WAREHOUSE 1: 48,449 SQ FT (4,501 SQ M)
The main building is currently divided into four elements, dry storage with generous open sided loading canopy, ply storage, treatment warehouse, and joinery workshop all with full height level access doors (i.e. four in total). The minimum eaves height is 8m rising to 10m at the apex.



WAREHOUSE 2:
23,539 SQ FT (2,187 SQ M)
The central building is currently divided into three elements, storage warehouse, milling/cut shop and two storey office facility. The warehouse units benefit from cross docked ground level loading doors. The minimum eaves height is 6.5m rising to 8.5m at the apex.

WAREHOUSE 3:
13,202 SQ FT (1,226 SQ M)
This unit was operated as a trade/retail depot with layout including showroom, office, warehouse and mezzanine. The unit has two full height level access doors. The minimum eaves height is 6.5m rising to 8.5m at the apex.

All warehouses are of steel portal frame construction with insulated clad elevations and roofs, which incorporate translucent panels, providing daylight. Lighting is via LED spots. Kerosene tanks are located outside each unit powering air blowers for heat.

HQ OFFICE:
2,828 SQ FT (264 SQ M)
The office is a rendered brick-built bungalow with a pitched felt roof. Windows are double glazed and central heating powered by an external kerosene tank. The layout is cellular with plastered walls and ceilings with strip lighting. There is a kitchen and WC accommodation along with boardroom and a mixture of separate offices and open plan areas.

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LAURIESTON ROAD
GRANGEMOUTH

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AREAS

The units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition), with Gross Internal Areas as follows:

BUILDING	DESCRIPTION	SQ M	SQ FT
HQ Office	Offices	**262.74**	**2,828**
Warehouse 1	Joinery shed	1,195.97	12,873
	Treatment (bunded)	935.89	10,074
	Plywood store	1,065.49	11,469
	Redwood store (open sided)	1,080.66	11,632
	Canopy	223.00	2,400
SUBTOTAL		**4,501.01**	**48,449**
Warehouse 2	Store	561.76	6,047
	Sawmill	1,159.96	12,486
	Office (G&1F)	465.09	5,006
SUBTOTAL		**2,186.81**	**23,539**
Warehouse 3	Store & trade counter	1,081.76	11,644
	Mezzanine	144.69	1,557
SUBTOTAL		**1,226.46**	**13,202**
TOTAL		**8,177.02**	**88,018**

We have calculated a site area of 6.27 acres (2.54 ha.) This provides a site coverage of 31%.



WAREHOUSE 1

LEASE TERMS

The property is available on a Full Repairing & Insuring lease(s) for a term(s) to be agreed with consideration given to a variety of configurations. For further information, please contact the letting agent.

RATEABLE VALUE

The property is entered in the current Valuation Roll at £387,500 with a proposed Rateable Value of £475,000 proposed from April 2026. This is currently under appeal as it currently includes land outwith our client's demise.

EPC

Current ratings:

Warehouse 1	D-53
Warehouse 2 (Central Building)	E-67
Warehouse 3 (Trade Counter)	C-31
HQ Office	E-76

Copies of the EPC certificates can be provided on request.

TO LET

LAURIESTON ROAD GRANGEMOUTH

FK3 8XX



WAREHOUSE 2



WAREHOUSE 1

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.

VIEWING & FURTHER INFORMATION

For more information or to arrange a viewing, please contact:

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