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SOUTH BRIDGE STREET
GRANGEMOUTH
FALKIRK | FK3 8DJ



LOW CARBON INNOVATION PARK

For Sale

- Rare development opportunity
- 2.43Ha (6.01acres)
- Plots available from 1 acre upwards
- Located within the Forth Green Freeport
- Highly prominent location

Location

Grangemouth is a nationally significant industrial and energy hub located within the Falkirk district. The location is ideal for servicing Scotland being roughly equidistant between Edinburgh and Glasgow whilst also providing convenient access to the North via the A9.

South Bridge Street is strategically positioned to connect occupiers with established industrial, port and chemical operations. The site benefits from being:

Immediately opposite the main entrance to the Port of Grangemouth

Close to the M9 at Junction 6, providing excellent strategic road connectivity

Adjacent to the Grangemouth Cluster, including the INEOS, Forth Ports and Calachem campuses

Accessed from McCafferty Way, a spur from the Timber Basin Roundabout on the A904

The location provides businesses with the opportunity to operate alongside major established industrial and logistics users and to benefit from the wider infrastructure and supply-chain already present at Grangemouth.

Description

The site extends to approximately 2.43 hectares / 6.01 acres and was formerly occupied by a timber basin and adjacent buildings, which have now been removed.

The site layout provides for three principal plots, with a fourth area potentially available as expansion land for Plot 2 or Plot 3.

Access to the site is currently via McCafferty Way.

Drive Times

Edinburgh	30 minutes
Glasgow	30 minutes
Livingston	25 minutes
Stirling	20 minutes



PRIME INDUSTRIAL LOCATION AT THE HEART OF GRANGEMOUTH.

Accommodation

Plot 1	1.43 acres
Plot 2	1.63 acres
Plot 3	2.17 acres
Plot 4*	0.78 acres
Total	**6.01 acres**

*Plot 4 is currently under review

Plot 1

Plot 1 is being retained by Falkirk Council for a partner to deliver low-carbon HGV refuelling infrastructure, reflecting the need for the Grangemouth freight fleet to transition away from carbon-intensive fuels.

THE TOTAL SITE AREA IS 2.43 HA (6.01 ACRES).





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Infrastructure

The following infrastructure improvements are currently underway:

Improvements to McCafferty Way to adoptable standards

Access bell mouths to individual development plots

A site-wide Sustainable Urban Drainage System

Ongoing consideration of electricity infrastructure and potential additional substation capacity

Pre-planning engagement with the local planning authority

Planning

The site is allocated in the Local Plan for Business Uses and has undergone technical investigations to establish current ground conditions and inform planned site improvement works.

Forth Green Freeport

The South Bridge Street opportunity is specifically intended to attract investment that meets the Forth Green Freeport Investment Principles, with a particular emphasis on businesses demonstrating strong low-carbon and/or innovation credentials.

Being located within the Forth Green Freeport Grangemouth Tax Site gives qualifying businesses access to a range of tax incentives and reliefs designed to encourage investment, innovation, employment and economic growth.

Prospective occupiers should take independent professional advice regarding eligibility for Freeport incentives and the specific tax treatment applicable to their proposed investment.

Low Carbon

Plots 2 and 3 are intended to be made available to businesses whose proposed investment meets the Forth Green Freeport Investment Principles and demonstrates strong low-carbon and/or innovation characteristics.

Potential occupiers may include businesses developing or deploying technologies, processes or infrastructure that support the transition towards a lower-carbon industrial economy.

The opportunity is particularly suited to organisations seeking:

A strategic industrial location

Proximity to an established chemical and industrial cluster

Access to port and national road infrastructure

A location within the Forth Green Freeport

Opportunities to develop low-carbon or innovative operations

A platform from which to grow alongside Grangemouth's wider industrial transition

Terms

Offers for the heritable interest in the site are invited. Further information on sale terms are available from the agent.

Interested parties are advised to express their interest in writing to ensure they are kept informed of any closing dates.

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Further Information

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