

SHEARER BUILDING

Earls Road Earls Gate Business Park Grangemouth FK3 8XG

TO LET
PROMINENT
**OFFICE/
BUSINESS**
SPACE

Highly prominent
roadside location

Convenient access
to Grangemouth
town centre and
the M9 motorway

Mix of open plan
and cellular
accommodation

Suitable for a
variety of uses
including office
space, laboratory
and light storage/
assembly

7,000 sq ft entire
building available
or suites from
1,000 sq ft



[VIEW ON MAP](#)

LOCATION

GRANGEMOUTH IS LOCATED WITHIN THE FALKIRK DISTRICT AND IS RECOGNISED AS ONE OF SCOTLAND'S MOST IMPORTANT INDUSTRIAL HUBS.

The town is ideally located for servicing Scotland's central belt being only 30 minutes' drive from both Glasgow and Edinburgh. Junctions 5 and 6 of the M9 motorway are both within close proximity as well as Grangemouth Docks which has recently gained Green Freeport Status offering various tax benefits to local occupiers.

The town is of strategic importance to Scotland's chemical and petrochemical industries with major occupiers in the area including Ineos, CalaChem, Syngenta, Fujifilm, Piramal, HW Coates, ASDA RDC and Earls Gate Energy Centre.



Earls Gate Business Park is situated on the junction of Earls Road and Beancross Road in Grangemouth, The Shearer Building itself benefits from a highly prominent location fronting onto Earls Road, one of the town's main thoroughfares.

IDEALLY LOCATED FOR SERVICING SCOTLAND'S CENTRAL BELT.

DESTINATION	ROAD	RAIL	DISTANCE
Edinburgh	46 mins	70 mins	25 miles
Glasgow	36 mins	73 mins	27 miles
Dundee	74 mins	109 mins	67 miles
Aberdeen	152 mins	187 mins	132 miles



SHEARER BUILDING

COATES

syngenta

FUJIFILM
Value from Innovation

Piramal

CalaChem

ALLIED INTERNATIONAL
UK fittings and flanges

N T
NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK

DESCRIPTION

The Shearer Building comprises a prominent 3 storey standalone building which fronts directly on to Earls Road.



THE BUILDING BENEFITS FROM:



Excellent natural daylight throughout



Modern LED lighting



Kitchen/tea prep facilities



Male/female WC facilities



Ample onsite car parking



Controlled main access with common reception



Common meeting rooms



Internally the building is arranged to provide a mix of open plan and cellular accommodation which can be adapted to suit individual occupier requirements. The premises can also be reconfigured to accommodate laboratory and storage areas if required.

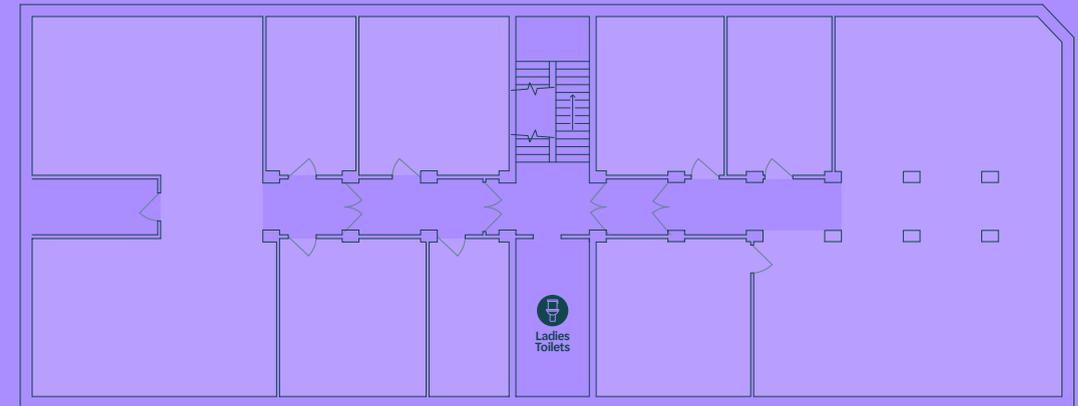
ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following Net Internal areas:

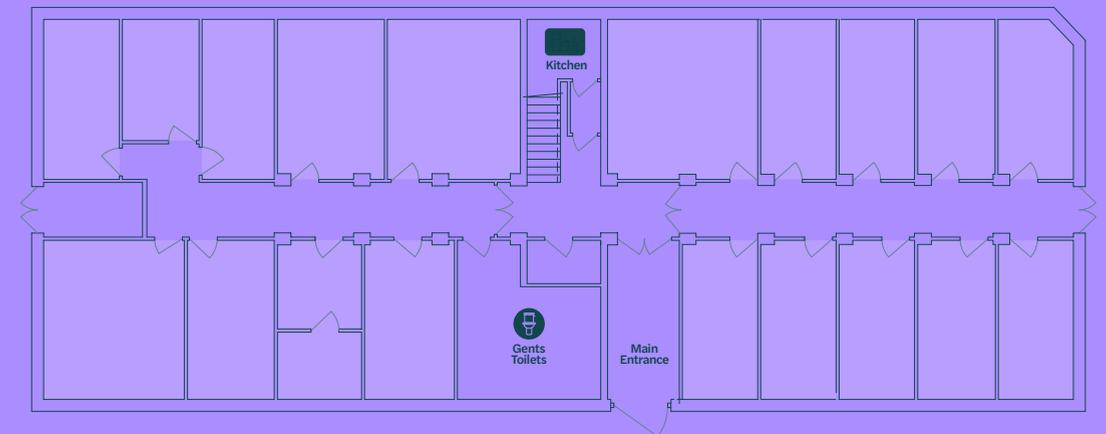
FLOOR	SQ M	SQ FT
Second	15	160
First	358	3,855
Ground	293	3,127
Total	666	7,142



FIRST FLOOR



GROUND FLOOR



The existing subdividing walls can be removed to create more open plan space if required.

Full breakdown of individual suites is available from the letting agents.

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TERMS

The Shearer Building offers a unique opportunity to acquire a whole building. Consideration will also be given to floor by floor lettings from approximately 1,000 sq ft upwards. Our client can consider flexible lease terms and the building is available immediately. Further information on rents and lease terms are available from the letting agents.

VAT

VAT will be payable on the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request.

FURTHER INFORMATION & VIEWING

Contact the sole letting agents:

Cameron Whyte

T: 07789 003 148

E: cameron.whyte@ryden.co.uk

Neil McAllister

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Ryden



[VIEW ON MAP](#)

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