



# PLOT 14

## Industrial Development Site For Sale/To Let

Earls Gate, Grangemouth, FK3 8TR

**Earls Gate Developments Ltd**  
Part of the CalaChem Group of Companies

- Size: 0.75 hectares (1.85 acres)
- Partial concrete covering
- Suitable for development or open storage
- Adjoining occupiers include H.W. Coates Limited, John Mitchell (Haulage) Limited, Pirimal Pharma Solutions, Calachem and Syngenta

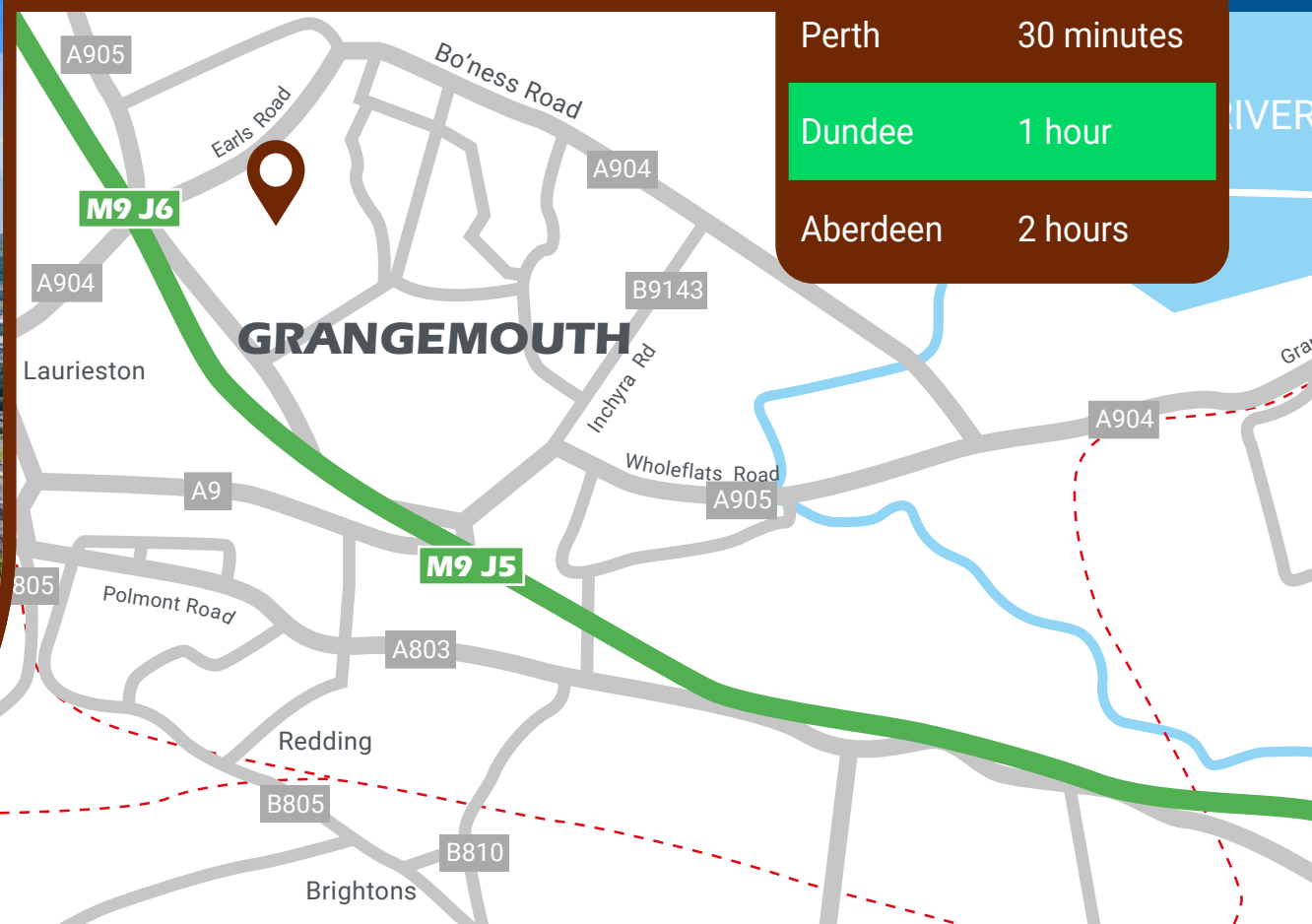
# Location

The site is positioned within Earls Gate which is one of the busiest industrial locations in Scotland.

Direct access to the site is available off Earls Road which connects the Earls Gate roundabout with Grangemouth Docks and adjoining occupiers include John Mitchell (Haulage) Limited, Pirimal Pharma Solutions, H.W. Coates Limited and Calachem

Situated alongside the M9 the site benefits from direct motorway access to Scotland's major cities with estimated drive times as indicated in the table.

Earls Gate is also situated within close proximity to the busy Grangemouth Docks.

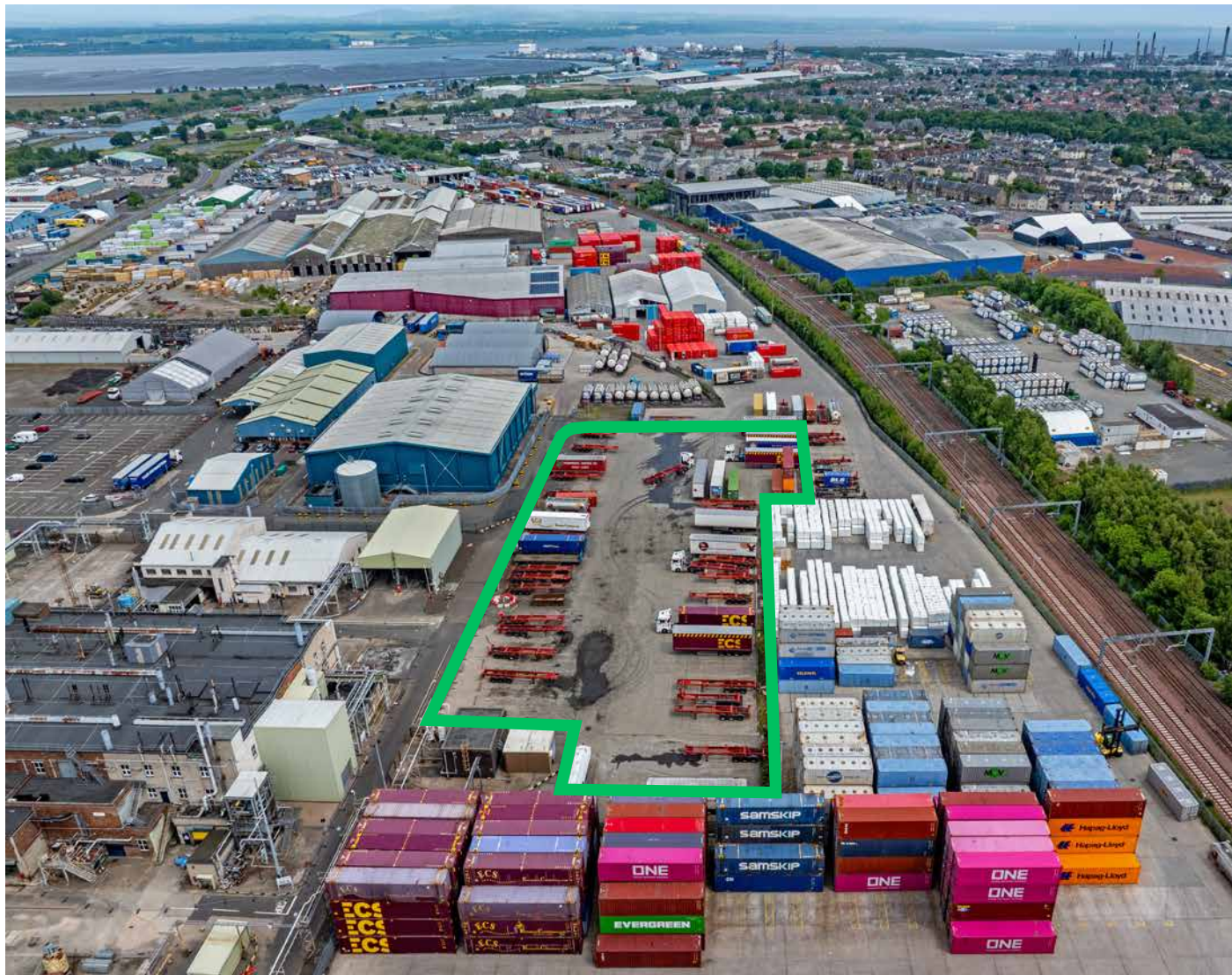


# Description

The site is essentially rectangular and has the benefit of a mainly concrete and tarmac covering. The site is also well provided for in terms of available services and utilities as summarised below.

The site could be used immediately for open storage purposes.

For further information on the permitted industrial uses please speak to the Ryden contacts mentioned on the back page.



# Utilities

CalaChem are in a position to offer the occupier of the site a high level of utility provision including:

- **Electricity:** supplied from
  - » Energy from Waste (EfW) Facility
  - » SPEN Network
  - » Supplying High and Low Voltage
- **Piped Steam Infrastructure:**
  - » Low (LP) and Intermediate (IP) Pressure

The power and steam provision from the energy from waste facility is low cost and guaranteed for 15 years (CPI indexed).

- **High Resilience Private Supply Networks**
- **Piped Nitrogen Supply**
- **Towns Water:**
  - » Potable
- **Weak and strong stream effluent waste**
  - » Access and infrastructure for piped on-site customer delivery

Connection charges will apply.

# Plot Size

We estimate the area of the plot to be 0.75 hectares (1.85 acres).

# Terms

The site is available to purchase or lease. Further details on the price and rent required is available on request.

We would recommend that interested parties notify us of their interest in writing (by email) to ensure notification of a future closing date for offers.

# Viewing

Strictly by appointment. The site is currently leased on a short term basis.

# Further Information

The site is open for viewing during business hours and for further information please contact the following:

**Neil McAllister**  
T: 0131 473 3212  
E: neil.mcallister@ryden.co.uk

**Cameron Whyte**  
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