



**FOR SALE**

(SUBJECT TO GROUND LEASE)

**INDUSTRIAL  
DEVELOPMENT SITE  
WITHIN THE FORTH  
GREEN FREEPORT\***

**North Site**

**5.26 HECTARES  
(13 ACRES)**

**NORTH SITE**

**Earls Gate Park, Grangemouth, FK3 8TR**

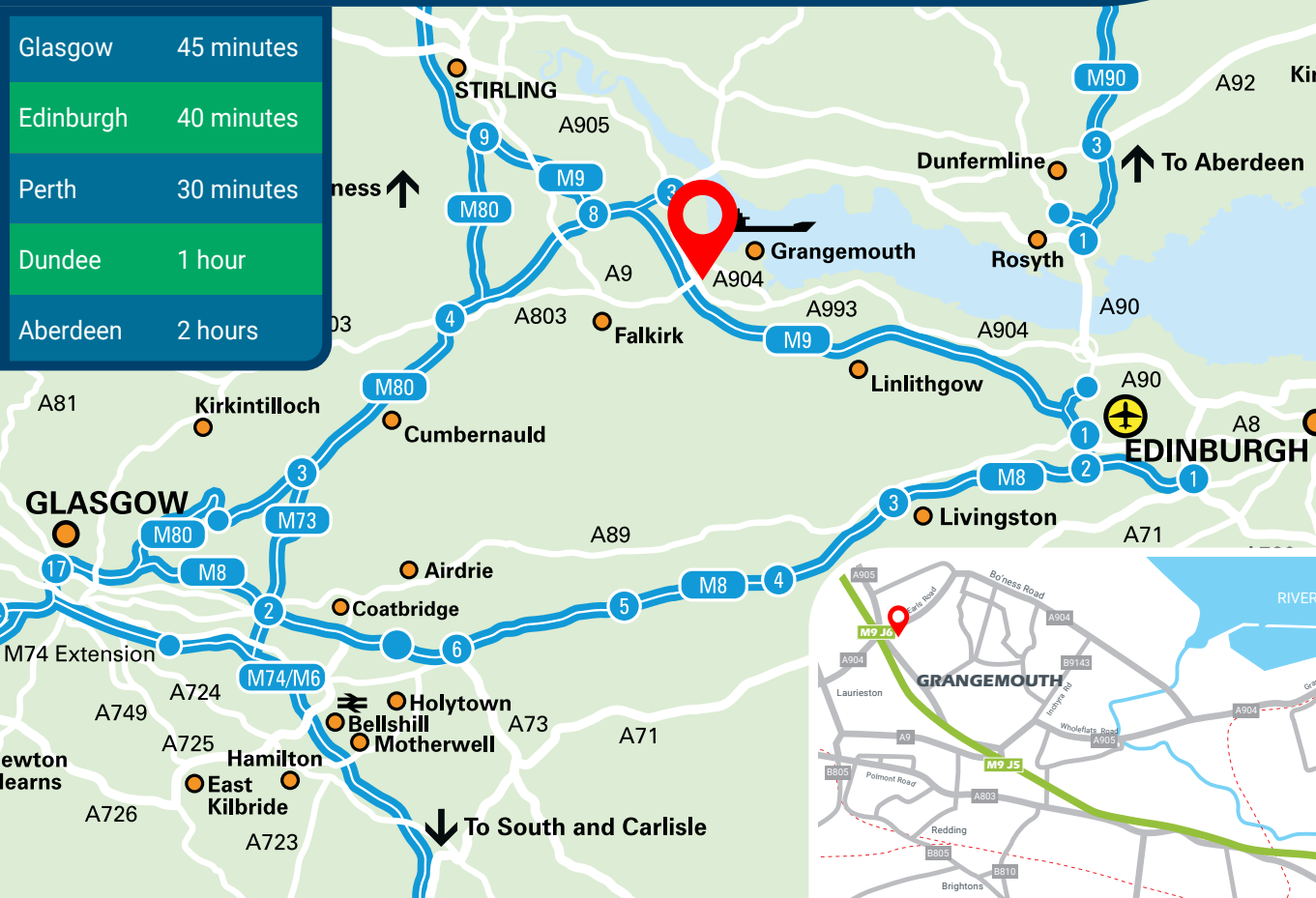
**FREEPORT INCENTIVES  
TO OCCUPIERS**

# Location

Earls Gate in Grangemouth is situated close to the roundabout adjoining Beancross Road and Earls Road, the main thoroughfare between Grangemouth Docks and Falkirk town centre.

Earls Gate is also situated alongside the M9 (between Junctions 5&6) providing motorway access to Scotland's major cities with estimated drive times as indicated in the table below.

The site has the benefit of direct frontage onto Earls Road. Other occupiers in the immediate area include Celtic Renewables, Piramal Pharma Solutions, Scott Direct, John Mitchell (Haulage) Limited, Asda (regional distribution centre), Syngenta and HW Coates Limited.



Earls Gate Energy Centre



Scott Direct



Piramal Pharma Solutions



Northern Trust Industrial Units

# Description

The site is currently being prepared for development and the boundaries are shown on the aerial photograph below. The site is situated within the demise of the overall CalaChem ownership which benefits from a 24/7 security provision.

## FORTH GREEN FREEPORT

The area shaded green on the adjoining aerial photograph is within the designated area of the Forth Green Freeport and occupiers can (subject to conditions) benefit from the following Government incentives:

- Building rates relief for 5 years
- Land and Building Transaction Tax relief
- Enhanced structure and buildings allowance
- Employer National Insurance contributions rate relief
- Speed of obtaining planning consent



- Designated land within Forth Green Freeport
- Size – 5.26 hectares (13 acres)
- Significant utility provision
- Suitable for advanced manufacturing use
- 5 years rates relief

# Utilities

## 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.

# Terms

The site is available to purchase subject to the agreement of a long term ground lease. Further details available on request.

# Viewing

It is currently an operational site and viewings can therefore only be arranged on an accompanied basis.

# Further Information

By contacting:

**Neil McAllister**

T: 07831 610721

E: neil.mcallister@ryden.co.uk

**Cameron Whyte**

T: 07789 003148

E: cameron.whyte@ryden.co.uk

Ryden LLP  
7 Exchange Crescent  
Edinburgh  
EH3 9AN

**Ryden.co.uk**  
**0131 225 6612**

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

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