

TO LET



NORTHERN TRUST

WWW.NTPROPERTIES.CO.UK



BARONS COURT

EARLS GATE PARK | GRANGEMOUTH | FK3 8BH

WORKSHOP/INDUSTRIAL UNITS

1,096 - 2,218 SQ FT

www.baronscourt-grangemouth.co.uk

DESCRIPTION

Barons Court totalling 18,247 sq ft of industrial and workshop accommodation is arranged over 2 terraced blocks. The development comprises a total of 10 units with sizes ranging from 1,095 sq ft up to 2,210 sq ft. The units face into a central courtyard offering dedicated parking and good circulation space.



KEY FEATURES



**3 Phase
Electricity Supply**



**On-Site
Car Parking**



**Overhead Sectional
Loading Doors**



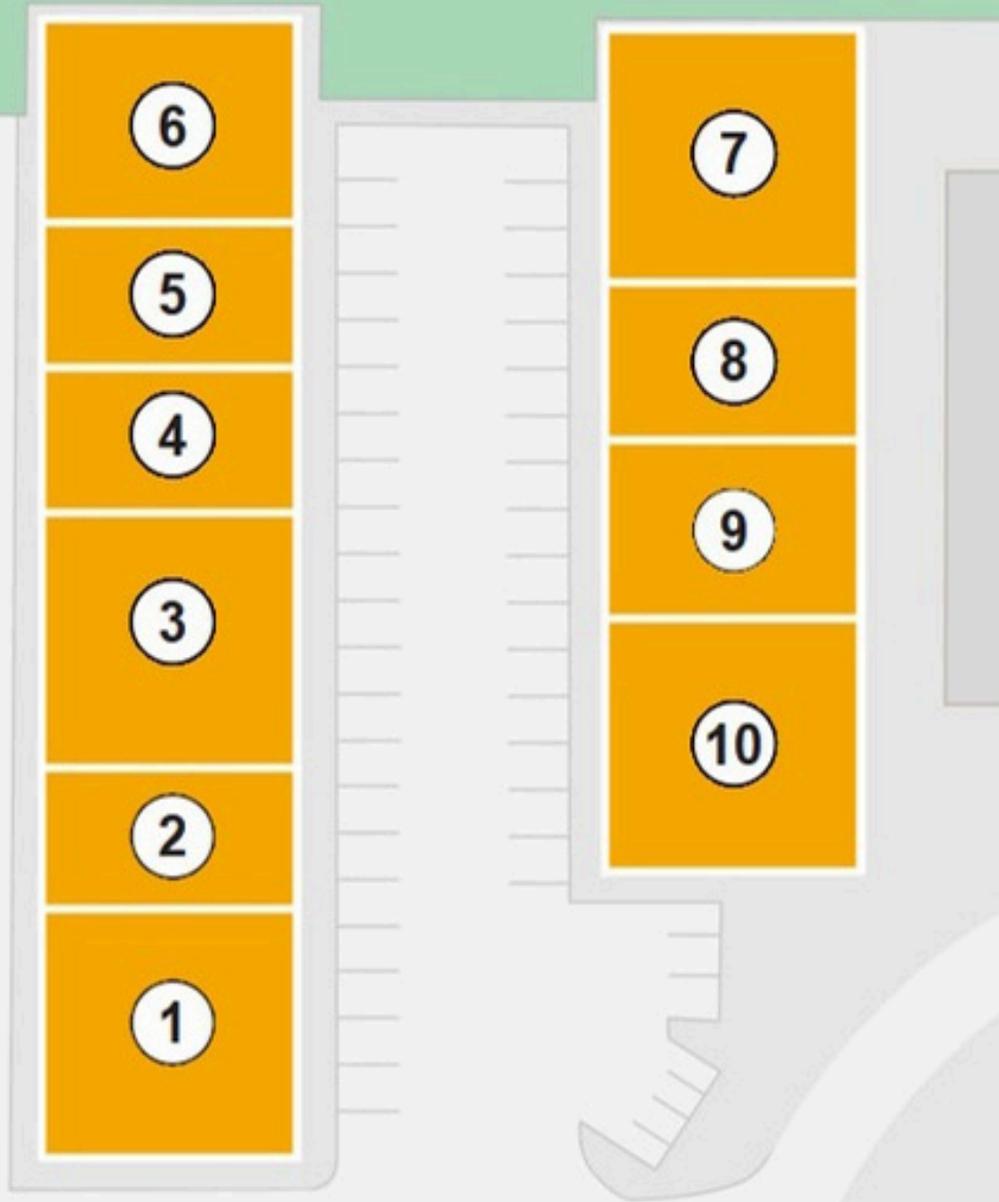
**Mono
Pitched Roof**

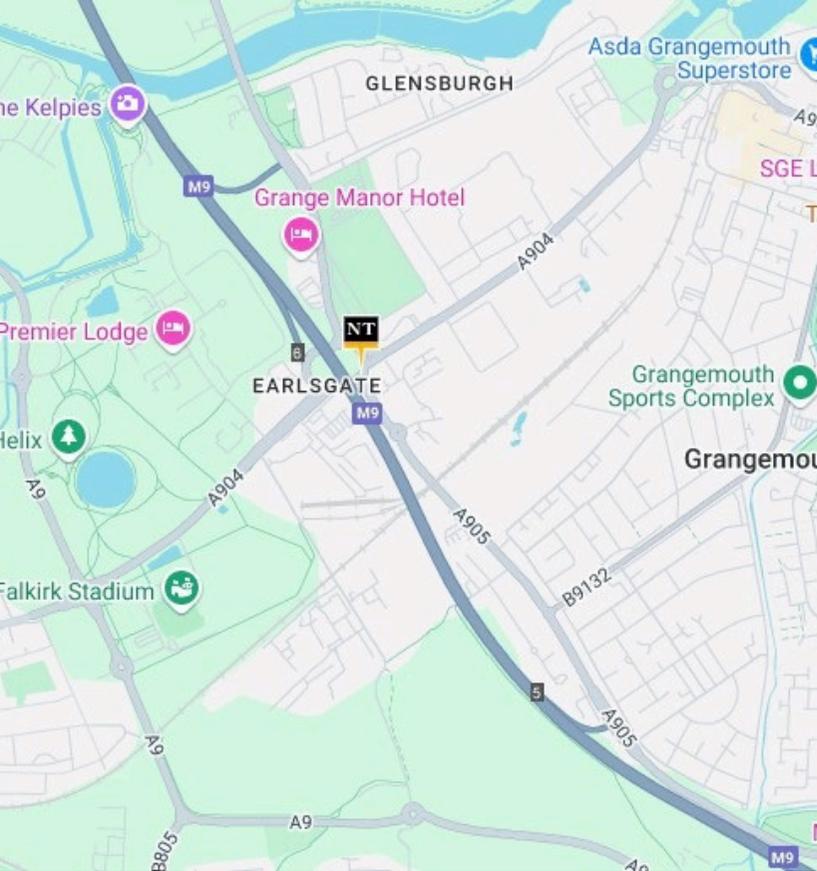


SITE PLAN

For current availability please visit the dedicated website

www.baronscourt-grangemouth.co.uk





LOCATION

Barons Court is situated adjacent to Grange Court and Earls Court, which are located on the wider Earls Gate Park, 3 miles to the east of Falkirk town centre and overlooks the junction of Beancross Road with Earls Road, which is the main thoroughfare connecting Falkirk and Grangemouth.

This location provides direct access to junctions 5, 5A & 6 of the M9 motorway, which in turn connects to Scotland's principal motorway network, with the city of Stirling approximately 13 miles to the North and Edinburgh Airport 18 miles to the South East.

The estate also benefits from its close proximity to both Falkirk and Grangemouth town centres and enjoys nearby facilities including Grange Manor Hotel & Restaurant, McDonalds and a BP Petrol Filling Station.



GOOD NEARBY AMENITIES



VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact one of the letting agents.



TERMS

There are a range of flexible leasing options available. For further details please contact us.

EPC

Copies of individual EPC certificates can be made available on request.



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