



NORTHERN TRUST
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TO LET

UNIT 10

BARONS COURT

EARLS GATE PARK | GRANGEMOUTH | FK3 8BH

INDUSTRIAL UNIT

2,218 SQ FT (206 SQ M)

KEY FEATURES

- Good Transport Links
- On-Site Parking
- 3 Phase Electricity Supply
- Established Location
- Secure Site
- Nearby Amenities



CONTACT US:



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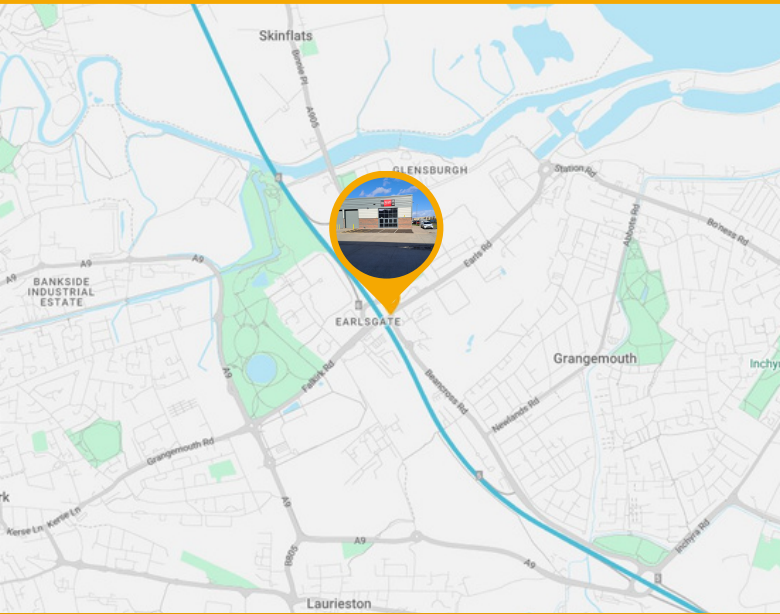


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UNIT 10

BARONS COURT

EARLS GATE PARK | GRANGEMOUTH | FK8 3BH



LOCATION

Barons Court is strategically located within Earls Gate Park, approximately 3 miles east of Falkirk town centre, overlooking the junction of Beancross Road with Earls Road, the main thoroughfare connecting Falkirk and Grangemouth. The estate benefits from a well-established industrial and commercial setting, with a mix of established occupiers and trade counter operators in the immediate vicinity.

The location offers excellent connectivity, with quick access to junctions 5, 5A & 6 of the M9 motorway, providing fast links to Stirling, Edinburgh, Glasgow, and the wider Central Belt. Local amenities are plentiful, with nearby shopping, dining, and leisure options in Falkirk and Grangemouth, as well as hotels and petrol stations. Public transport links are also readily available, with bus services connecting to Falkirk town centre and surrounding areas.

MODERN INDUSTRIAL UNIT

2,218 SQ FT

DESCRIPTION

Barons Court provides 18,247 sq ft of modern, high-quality industrial and workshop accommodation arranged over two terraced blocks. The development comprises a total of 10 self-contained units, catering to a wide range of industrial, workshop, and light manufacturing uses.

Unit 10 Barons Court is a prominent end-terrace industrial unit extending to 2,218 sq ft, offering excellent visibility and accessibility. The property benefits from an attractive glazed frontage with a dedicated pedestrian entrance, complemented by a separate loading door, providing efficient access for deliveries and day-to-day operations. This versatile layout is ideal for a range of business occupiers.

KEY FEATURES

- Central courtyard with dedicated parking
- Mono-pitched roof with minimum eaves height of 4m at rear
- 3m x 4m overhead sectional loading doors
- Integral office and ancillary accommodation
- Direct access to junctions 5, 5A & 6 of the M9 motorway
- Excellent connections to the wider Scottish motorway network
- Stirling approximately 13 miles north, Edinburgh Airport 18 miles south-east



EPC

The EPC ratings on the available units range up to B30. A copy of the individual EPC certificates are available upon request.

TERMS

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

VIEWING & FURTHER INFO

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



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