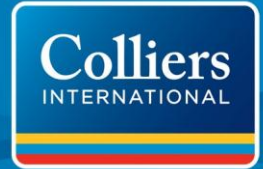


TO LET/FOR SALE

VACANT UNIT WITH SECURE YARD



## Wood Street, Grangemouth, Falkirk, FK3 8LH

- Vacant Unit of 794 sq m (8,548 sq ft)
- Secure yard of 3.25 acres although this could be extended to 4.12 acres
- EPC rating:  
Building C - C+  
Building D - F+

794 sq m (8,548 sq ft)  
1.67 hectares (4.12 acres).

## CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Property Ref: [22101](#)

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# Wood Street, Grangemouth, Falkirk, FK3 8LH

## LOCATION

The site is located in an established industrial area in Grangemouth approximately 22 miles west of Edinburgh and 30 miles east of Glasgow. The site and buildings are in close proximity to Earls Gate Road leading directly into Grangemouth, with easy access to the M9 in both directions. Local access is via Newlands Road.

The buildings are owned by Grafton Group who continue to operate from the adjacent buildings under the trading name of Selco. Other surrounding occupiers include Whyte & Mackay, Carronvale and Timber Components.

## DESCRIPTION

The site and buildings comprise a secure yard with 2 industrial units.

Both units are of steel portal construction with Unit C adjoining the unit from which Grafton Group operates.

There is a secure yard of 3.25 acres, although this could be extended to 4.12 acres.

## PLANNING

The site is currently zoned as suitable for industrial and business uses. Further details are available on request.

## RATEABLE VALUE

Further information can be provided on request via the sole letting agents.

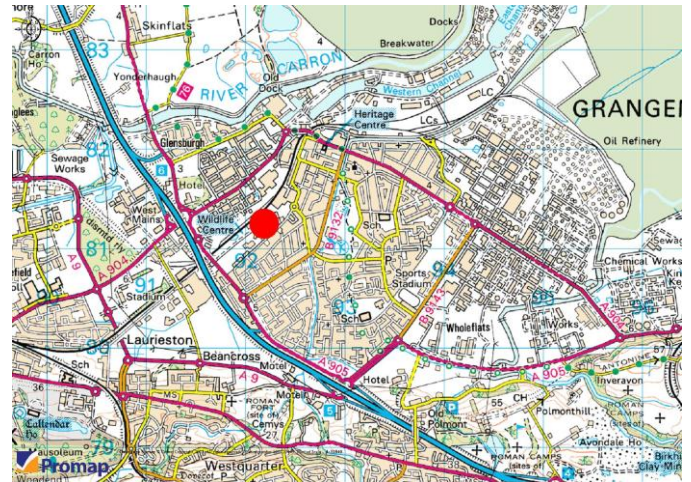
## FLOOR AREAS

The Properties have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and produce the following approximate gross internal floor areas:

Building C	794 sq m	8,548 sq ft
Building D	281 sq m	3,022 sq ft

## SITE AREA

The site area is approximately 8,548 sq ft (794 sq m) , 1.67 hectares (4.12 acres).



## TENURE

The units and yard are available individually on a leasehold basis. Consideration would be given to a freehold sale of the extended yard and two buildings.

## VIEWING & FURTHER INFORMATION

Through the sole agents:

Colliers International  
39 George Street  
Edinburgh  
EH2 2HN

Tel: 0131 240 7500  
Fax: 0131 240 7599

Contact:  
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Ref: Partics/BS/D0043638/0713

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09/07/2013

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