

Innovate@ **UNIT 5 EARLS COURT**

EARLS GATE BUSINESS PARK • GRANGEMOUTH • FK3 8ZE



TO LET

SMALL OFFICE SUITES FROM 373 - 475 SQ FT (34.7 - 45.4 SQ M)

2 persons  -  6 persons

- @ FLEXIBLE TERMS
- @ HIGH QUALITY OFFICES
- @ EXCELLENT LOCATION,
GOOD ACCESS TO J6 OF THE M9
- @ IMMEDIATE AVAILABILITY



Innovate@

UNIT 5 EARLS COURT

@ LOCATION

Innovate@ Earls Court forms part of the larger Earls Court office park, located on the established Earls Gate Business Park in Grangemouth.

Overlooking Earls Road and Beancross Road, the estate benefits from excellent transport links, with direct access to Falkirk and junctions 5/6 of the M9 (Edinburgh - Stirling) is within a short distance. Grangemouth lies 5 miles west of Bo'ness and 13 miles south-east of Stirling.

Nearby facilities include a McDonald's, BP filling station and the Grange Manor Hotel and Restaurant.



EARLS GATE BUSINESS PARK • GRANGEMOUTH

SAT NAV POSTCODE



FK3 8ZE

@ DESCRIPTION

The Innovate@ Earls Court offices provide a range of suites from 2 persons (373 sq ft) up to 6 persons (475 sq ft), delivering the ideal solution for start-up and small businesses looking for modern office premises in an excellent location.

@ BENEFITS

- Modern office accommodation
- Flexible terms
- Excellent location
- On site car parking
- Attractive landscaped environment
- Full access raised floors and suspended ceilings

@ AFFORDABILITY

Innovate@ Earls Court provides a high quality office product and includes charges for gas, water, electric, maintenance and service charge in one monthly bill enabling you to concentrate on running your business, not the property.

@ ACCOMMODATION

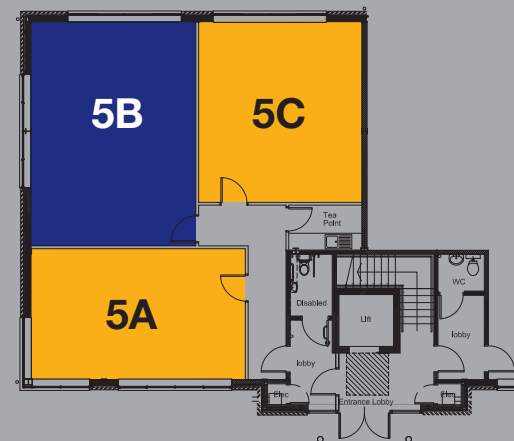
Suite	Occupancy	SQ FT	SQ M	PARKING
5A	2 - 3	373	34.7	1 space
5B	4 - 6	475	45.4	2 spaces
5C	2 - 3	393	36.6	2 spaces

@ TERMS

Occupation by way of an 'easy in / easy out' tenancy agreement is available, which can be terminated quickly and without penalty. Full rental details can be obtained from the joint agents. Any figures quoted will be subject to VAT at the prevailing rate.

@ EPC

The energy rating for the building is B '24' and a full copy of the Energy Performance Certificate (EPC) is available upon request.



@ VIEWING / FURTHER INFORMATION

To find out more about this scheme or to arrange a viewing contact one of the letting agents to discuss your requirements further.

www.earlscourt-grangemouth.co.uk

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