

TO LET | INDUSTRIAL UNIT

Standalone Warehouse with
Trade Counter & Private Yard



c. 27,252 sq ft
(2,539 sq m)

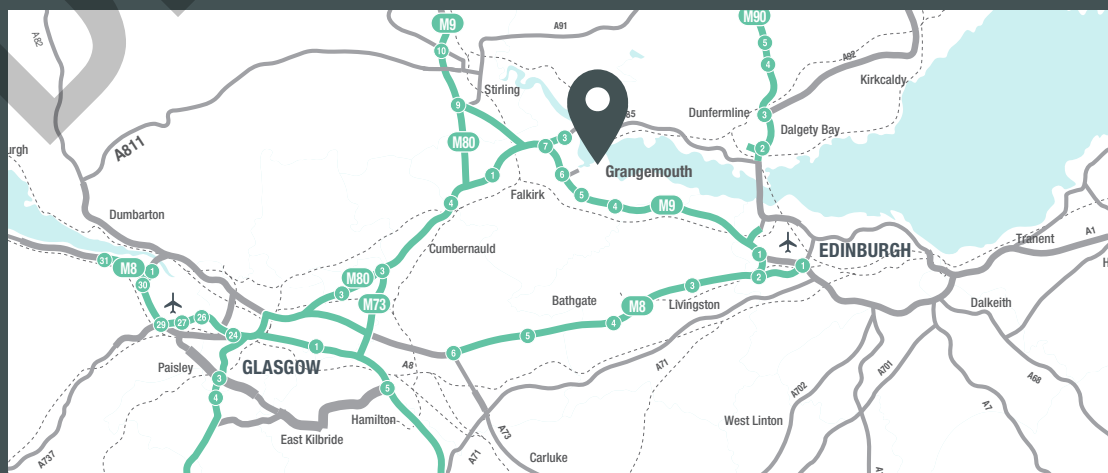
2 Caledon Green | Grangemouth | Falkirk | FK3 8TR

LOCATION

Grangemouth is one of Scotland's most established industrial clusters. The town lies within the Falkirk Council area on the south bank of the Firth of Forth and is well-positioned in the heart of the Central Belt.

By road, the property benefits from direct access to junctions 5 and 6 of the M9 motorway, while the M8, M80 & M90 are within 10 minutes drive from the property. This provides connectivity to Edinburgh, Stirling, Glasgow and the wider national motorway network. Edinburgh Airport lies 17 miles (29km) to the property's southeast whereas Glasgow lies 26 miles (42km) to the property's southwest. Additionally, Grangemouth Port lies less than 2 miles (3km) the site's northeast.

The property occupies an accessible and prominent roadside position off Beancross Road (A905). Moreover, the varying specifications and proximity to the Port of Grangemouth make it suitable for a wide range of occupiers including logistics, energy, chemicals and manufacturing occupiers. Nearby there is a healthy variety of occupiers including ASDA, WH Malcolm, Syngenta, Whyte & Mackay, INEOS, International Timber while retail, food & beverage amenities are situated in the locality.



DRIVE TIMES

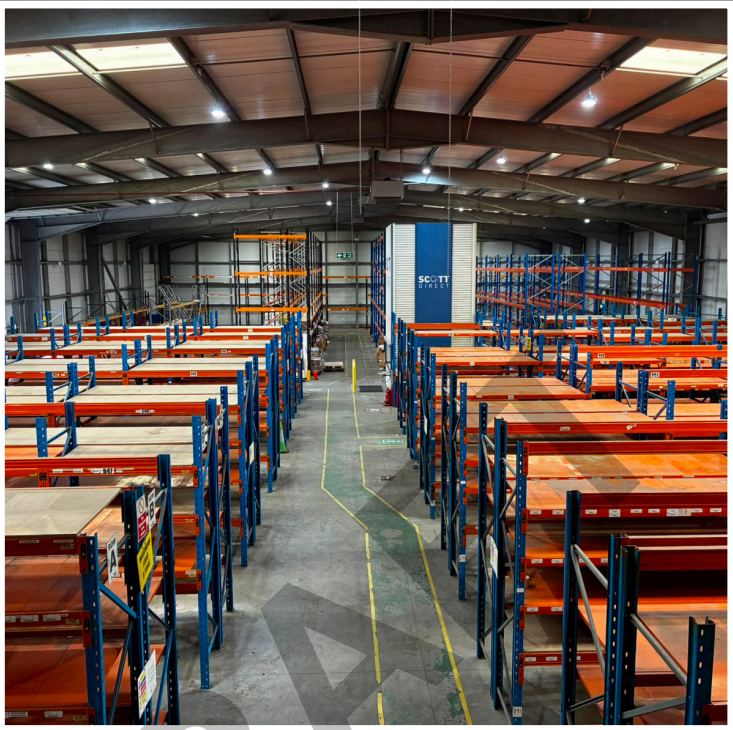
Glasgow	30 mins
Edinburgh	40 mins
Manchester	3 hrs 30 mins
Birmingham	4 hrs 35 mins
London	7 hrs 30 mins

DESCRIPTION

The unit features a modern standalone hybrid industrial/office property with trade counter provision on a site of c. 1 acre.

The unit is of steel portal frame construction and benefits from two large 'up and over' roller shutter doors that lead to a sizable open plan warehouse with a mezzanine under a pitched roof. To the front of the unit there is a trade counter area with a glazed entrance as well as a reception area that leads to two-storey office accommodation that has significant glazing on the northwest and northeast of the unit.

The site also benefits from c. 30 private parking spaces, 4x EV chargers and a private concrete yard. There is currently a temporary storage unit with two roller shutter doors on part of the yard.



27,254

Square Feet (GIA)
(2,532 sq m)

C. 30

Dedicated parking spaces

5.5M

Minimum
eaves height

ACCOMMODATION	SQ FT	SQ M
Warehouse	15,683	1,457
2 Storey Office	4,327	402
Mezzanine	2,099	195
Trade Counter	2,583	240
External Store	2,562	238
TOTAL	27,254	2,532



LEASING TERMS

The unit is available on Full Repairing and Insuring lease terms to be agreed. Rental price is available via contacting the joint letting agents.

ENTRY TERMS

Available for immediate occupation.

BUSINESS RATES

The property's Rateable Value is £201,000 as per the Scottish Assessor's April 2026 valuation. The estimated annual rates payable is therefore £110,148.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VAT

All prices are quoted exclusive of VAT.

PLANNING

The premises benefit from Use Class 4 (Business) 5 (General Industrial) and Class 6 (Storage & Distribution). Additional information on planning consents is available upon request.

EPC

Available upon request.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



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Produced by Designworks.

AUGUST 2026