

# To Let

## Land at Gilston, Gilston Farmhouse, Polmont, Falkirk, FK2 0YQ

10 to 134 Acres

- Planning Permission now implemented “Mixed Use Development of Land for Use Classes 4,5 & 6”
- Located in Scotland’s Central Belt on Junction 4 of the M9
- 80% of Scotland’s population within a 1 hour drive-time



## Location

The Gilston Site is located approximately 10 miles north west of Edinburgh and 2 miles from Grangemouth, accessed immediately off junction 4 of the M9, the main arterial route connecting Edinburgh to Stirling and beyond. The site itself is accessed from the A803.

The site is bounded by the A803 to the North, Gilston Crescent to the west and Nicolton Road to the east and south.

The site is highly visible and easily connected via the busy A803 via the Lathallan Interchange from the M9.

## The Opportunity

Gilston Land offers a rare and fantastic opportunity for business occupiers to either acquire sites or secure representation through design and build leasehold opportunities.

The site offers 134 acres of mixed use development with planning consent for classes 4, 5 and 6, car showroom, hotel, restaurants and neighbourhood centre.

## Tenure

All opportunities will be considered including mixed use development, design and build and leisure uses.

## Legal Costs

Each party will be responsible for their own legal costs, with any incoming tenants responsible for any land and buildings transaction tax or registration fees.

## VAT

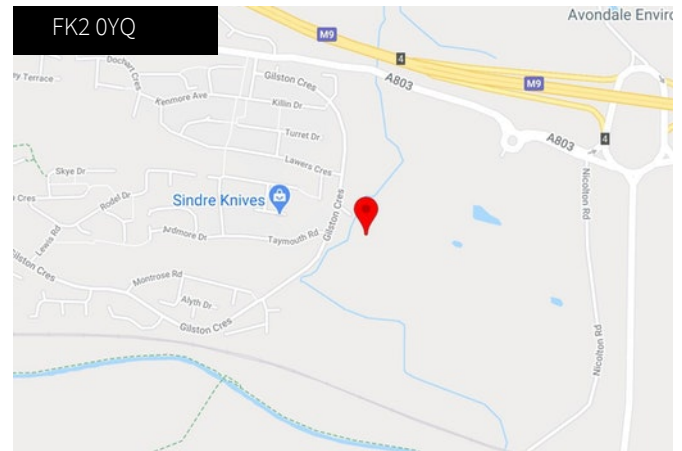
All prices, premiums, rents etc. are quoted exclusive of VAT.

## EPC

This property has been graded as EPC exempt - No building present.

## Rent

Rent on Application



## Contacts

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