

## TO LET - INDUSTRIAL

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UNIT D WESTMAINS INDUSTRIAL ESTATE  
GRANGEMOUTH, FK3 8YE



### KEY HIGHLIGHTS

- 9,341 sq ft
- Available from October 2026
- Provides well-presented warehouse accommodation with offices over ground and first floor levels
- Neighbouring occupiers include MGM Timber, Whyte & Mackay, Malcolm Logistics, Andrew Sykes, JLES and Speedy Services
- Located within the popular Westmains Industrial Estate, Grangemouth
- Situated on large self-contained site with generous secure yard / parking
- Immediate M9 motorway access via Junction 6

## SUMMARY

Available Size	9,341 sq ft
Rent	£72,000 per annum
Rates Payable	£38,787.50 per annum
Rateable Value	£72,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Modern standalone warehouse premises situated on secure self-contained site.

Benefits from generous yard / parking with EV charging points.

Property is of steel portal frame construction clad with modern insulated panels incorporating roof lights allowing for excellent levels of natural daylight.

Internally provides open-plan warehouse space with 5.5m eaves, rising to 8m at the pitch, and full height vehicle access door opening out onto the yard.

Very well-presented offices are found over ground and first floor level and provide a mixture of open-plan space, meeting rooms, private offices.

The building is complete with kitchen tea-preps, male / female and ambulant WC's

Mains supplies to gas, water and electricity (3 phase) provided.

## LOCATION

Westmains Industrial Estate, Grangemouth is located within the Falkirk Council area and is situated approximately 2 miles east of the town centre, 12.5 miles south-east of Stirling, 25 miles west of Edinburgh and 25 miles north-east of Glasgow within the heart of Scotland's Central Belt.

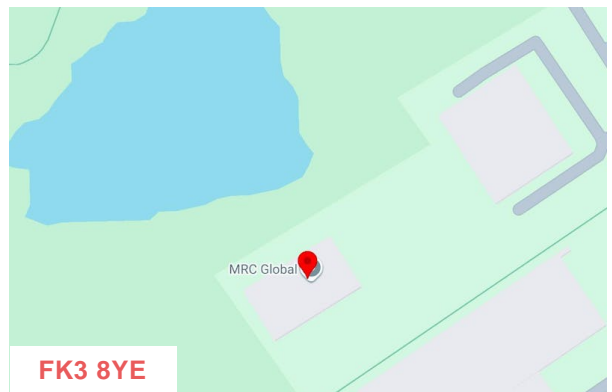
Immediate access to the M9 is provided via Junction 6 that connects with the M876 and M80 beyond.

Neighbouring occupiers include MGM Timber, Whyte & Mackay, Malcolm Logistics, Andrew Sykes, JLES and Speedy Services.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,520	512.82	Available
Ground - Offices	1,998	185.62	Available
1st - Offices	1,823	169.36	Available
<b>Total</b>	<b>9,341</b>	<b>867.80</b>	



## VIEWING & FURTHER INFORMATION

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