

# Building 2, Gateway Business Park, Grangemouth, Falkirk FK3 8WX

Heritable Office Investment and Car Parking

**Lot 36**

£26,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	399.38 sq m (4,299 sq ft)	DENHOLM PORT SERVICES LTD (1)	5 years from 11/08/2017 (2)	£26,000	16/11/2022 (2)
First	Office	275.17 sq m (2,962 sq ft)	VACANT POSSESSION			
<b>Total</b>		<b>674.55 sq m (7,261 sq ft)</b>			<b>£26,000</b>	

(1) For the year ending 31st December 2018, Denholm Port Services Ltd reported a turnover of £7,449,592, pre-tax profits of £529,314 and a total net worth of £480,242 (Source: Experian Group 27/09/2019).  
(2) Tenant's option to determine 17/11/2020 upon 6 months' notice.

## Key Details

- Modern office building with raised floors and suspended ceilings
- Includes 39 car parking spaces
- Prominent location adjacent to Junction 5 of the M9
- Part let to Denholm Port Services Ltd

## On Behalf of a Major Fund Manager

### Location

Miles: 20 miles from Edinburgh  
28 miles from Glasgow  
12 miles from Stirling

Roads: M9, M876

Rail: Polmont Railway Station  
Falkirk High Railway Station

Air: Edinburgh Airport

### Situation

Grangemouth provides one of Europe's largest petrochemical centres and is home to one of Scotland's main ports. The town is located between Edinburgh and Glasgow and benefits from direct links to the M9 motorway and its proximity to Falkirk. The property is prominently situated on the north side of the M9 motorway, immediately adjacent to junction 5 accessed via Beancross Road (A905). Occupiers nearby include Drummond Laurie, Yates Accountants, Johnstone Press, Winworks and Klondyke Garden Centre.

### Description

The property comprises a modern purpose built two storey office building which benefits from air conditioning, raised floors, suspended ceilings, double glazing, and 39 car parking spaces.

### Tenure

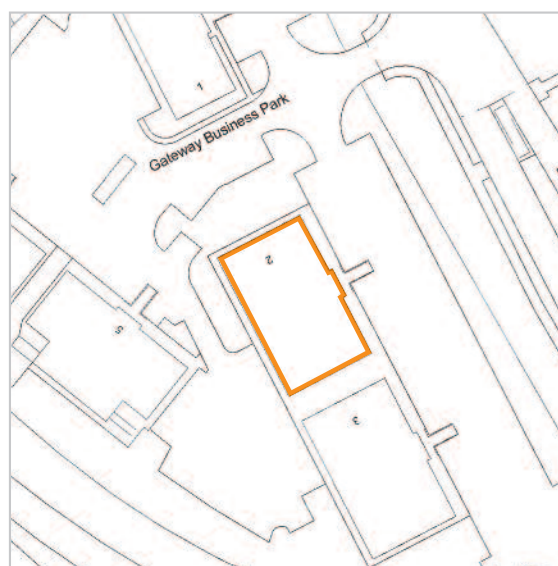
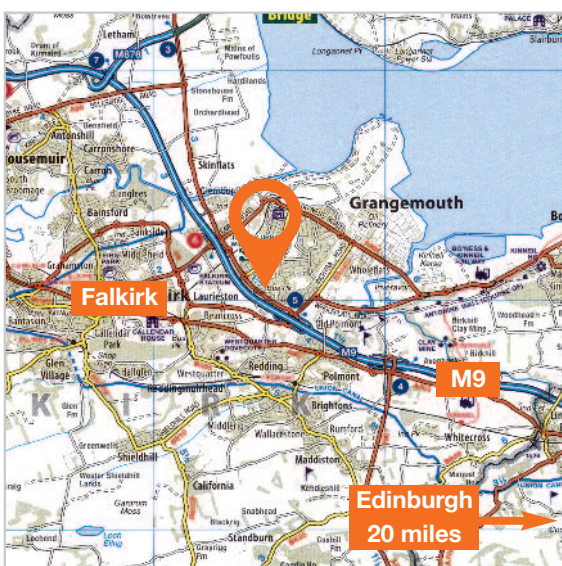
Heritable (Scottish equivalent of English freehold).

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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