



Glenbervie Business Park

Bellsdyke Road, Larbert, FK5 4RB

For Sale

Development Sites

50.16 acres (19.73 ha)

- High profile location directly adjacent to M876 benefiting from the recently completed slip road
- Excellent public transport links
- 4 remaining sites available





LOCATION

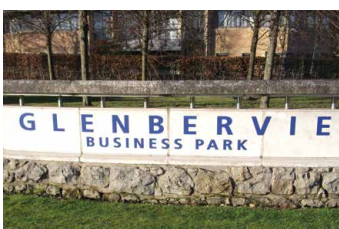
Glenberrie Business Park is located to the north west of Falkirk enjoying a high profile location directly adjacent to the M876 linking Glasgow and Stirling. A new slip road has just been completed providing direct access from all directions. The M876 motorway connects the M9 motorway to Edinburgh and the M80/A80 to Glasgow. The M9 also heads on to Stirling, Perth, Inverness and Aberdeen as well as the M8 and all major roads to the south.

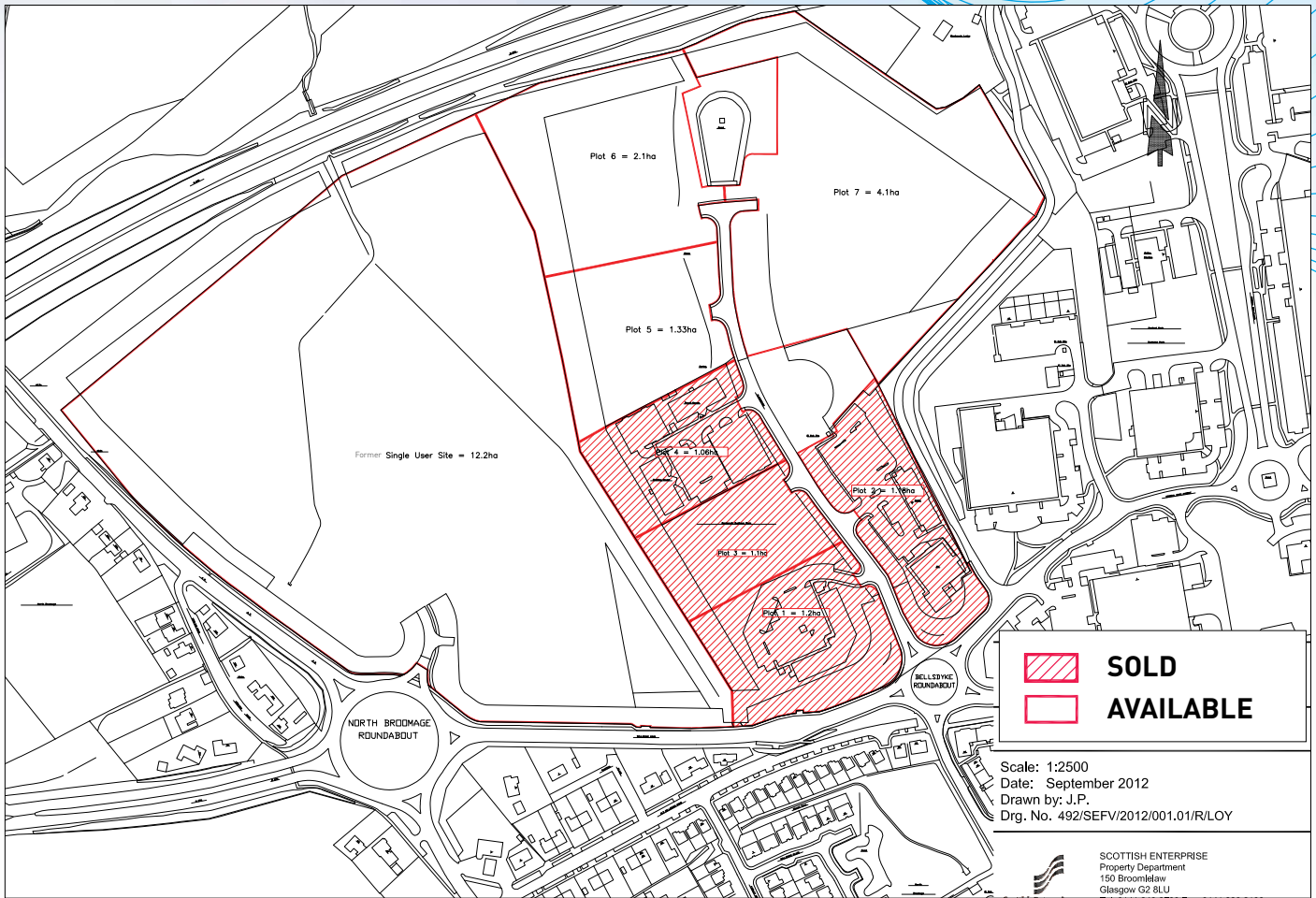
The Business Park also benefits from excellent public transport links, the nearest station being Falkirk High on the main Glasgow to Edinburgh line which is only a short bus route away.

Nearby occupiers in the Business Park include GB Oils, Cruise Specialists as well as the Outside Inn Restaurant and hotel development.

DRIVE TIMES

Destination	Distance Approx	Time
Edinburgh Airport	23 Miles	37 Mins
Edinburgh City Centre	30 Miles	47 Mins
Glasgow City Centre	22 Miles	30 Mins
Forth Road Bridge	24 Miles	35 Mins
Stirling	8 Miles	17 Mins
Dundee	65 Miles	85 Mins
Aberdeen	130 Miles	160 Mins





DESCRIPTIONS

Glenbervie Business Park has 4 remaining sites which are detailed below.

There is a large site accessed off North Broomage Roundabout which extends to 30 acres and the required preference is to sell this to an occupier or developer who will develop the site.

The small sites (Plots 5, 6 and 7) are accessed via the Bellsdyke Roundabout and are currently serviced by the main Business Park road.

Individual development sites are available to purchase, one of these is the large former single user site. It is Scottish Enterprise's intention that any sites sold will be to allow a specific economic development purpose, including speculative development or development for a specific end user.

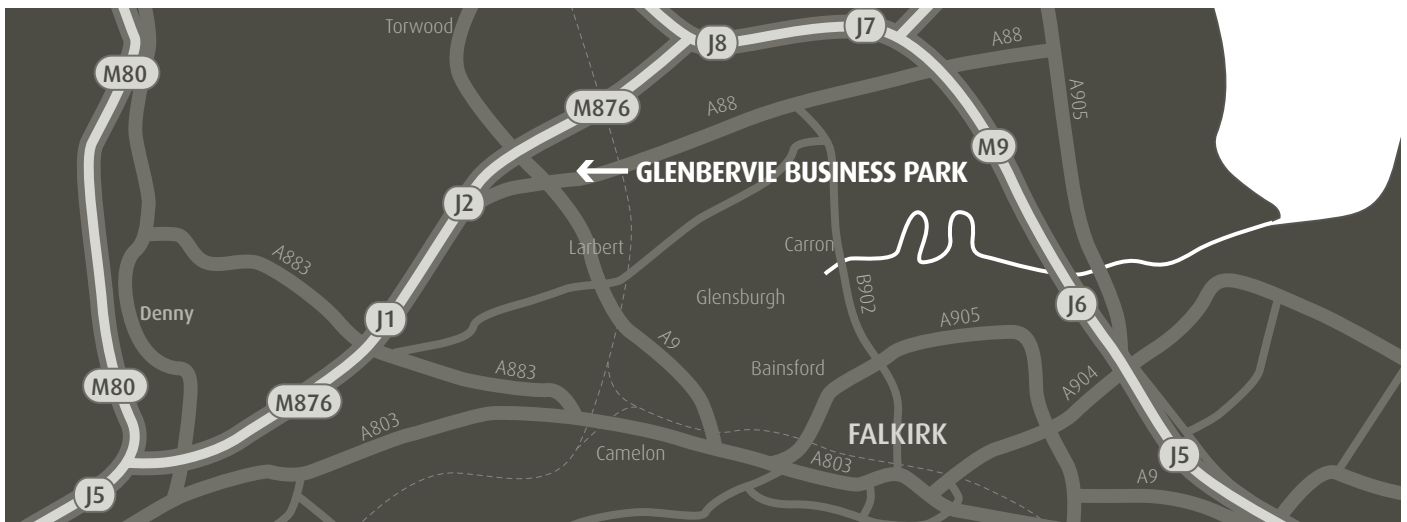
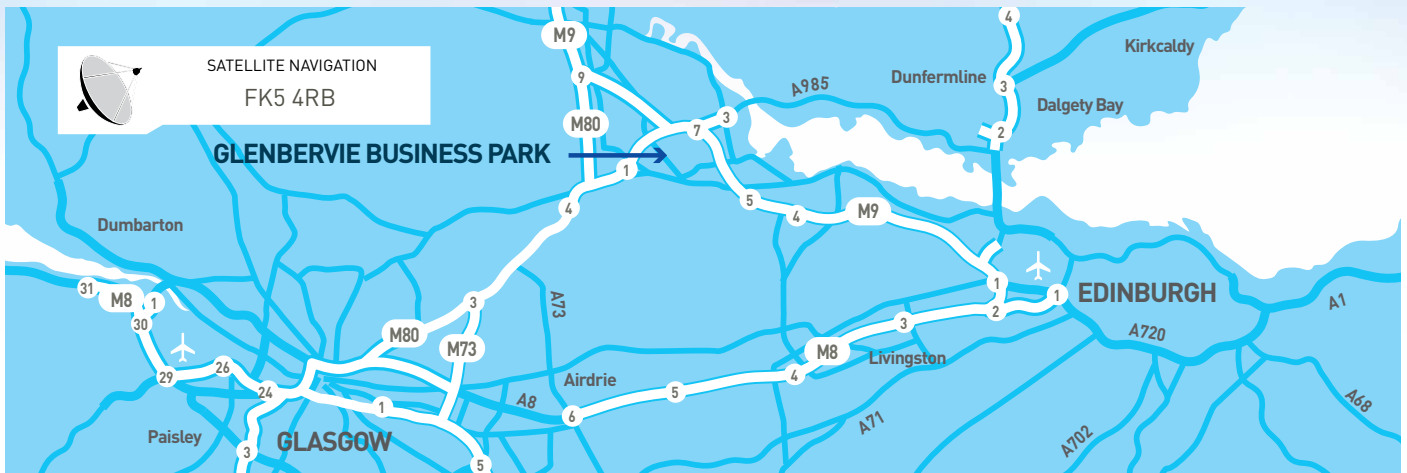
PLANNING

The current Development Plan stipulates Classes 4, 5 and 6 within all of the sites. Purchasers should make any enquiries to the planners at Falkirk Council or view their current planning policy online at www.falkirk.gov.uk.

Site	Gross Areas	
	Ha	Acres
Former Single User Site	12.2	30.64
Plot 5	1.33	3.13
Plot 6	2.1	5.82
Plot 7	4.1	10.57

A package containing site information is available to interested parties and is provided for reference only and cannot be warranted. If you require this information, please contact the sole selling agent, Colliers International.





REGIONAL GRANT ASSISTANCE

The Park is located within a grant-assisted area and we advise any interested party to contact Scottish Enterprise regarding the qualification criteria and the assistance available. Site details are available at www.scottish-enterprise.com/fund-your-business/RSA.afpx.

PRICE

Available on request. Please note that all prices etc are quoted exclusive of VAT.

VIEWING & ENQUIRIES

For further information, or to arrange an appointment to view, please contact either of the joint letting agents:

Lewis Pentland
 Associate Director | Industrial and Logistics
 Tel **+44 131 240 7523**
 Email lewis.pentland@colliers.com

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PROPERTY MISDESCRIPTIONS ACT 1991

1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity
2. Date of publication - October 2018.



0131 240 7500
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