

For Sale

Development Land

**Former single user site: 29.82 acres
(12.06 ha.) gross**

**Plot 5: 3.25 acres (1.32 ha) gross
| 2.64 acres (1.07 ha.) net**

**Plot 6: 4.94 acres (2.00 ha) gross
| 3.21 acres (1.30 ha.) net**

**Glenbervie Business Park
Bellsdyke Road
Larbert
FK5 4RB**

- **High profile location directly adjacent to M876**
- **Excellent public transport links**



Location

Glenbervie Business Park is located to the north west of Falkirk enjoying a high profile location directly adjacent to the M876 linking Glasgow and Stirling. 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.



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



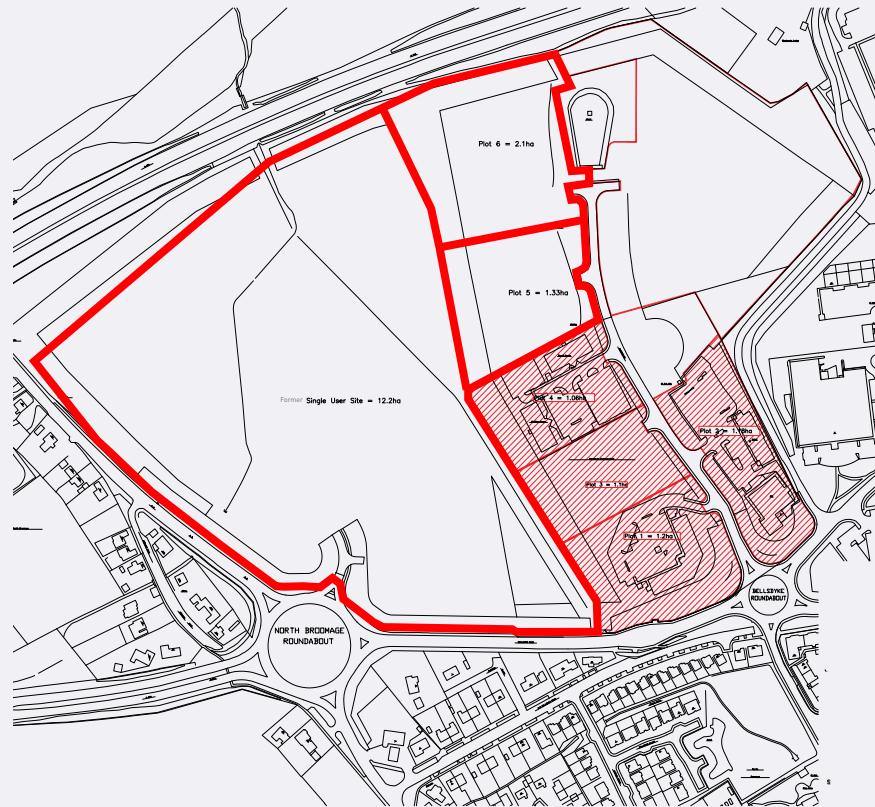
Description

Glenbervie Business Park has three remaining sites. There is a large site accessed off North Broomage Roundabout which extends to 30 acres. The small sites (Plots 5 & 6) are accessed via the Bellsdyke Roundabout and are currently serviced by the main Business Park road.

Planning

The current Local Development plan highlights Glenbervie as one part of four Strategic Business Locations, under Vision and Role stating 'Glenbervie provides opportunity for business/industrial development benefitting from immediate proximity to M876 Junction 2'. Prospective purchasers should make any enquiries to the planners at Falkirk Council or view their current planning policy online at- www.falkirk.gov.uk.

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.



Site Areas

Former single user site: 29.82 acres
(12.06 ha.) gross

Plot 5: 3.25 acres (1.32 ha) gross
| 2.64 acres (1.07 ha.) net

Plot 6: 4.94 acres (2.00 ha) gross
| 3.21 acres (1.30 ha.) net



Terms

Our client is inviting offers and a closing date may be set where there are two or more interested parties. Any disposal will be by means of a ground lease and development agreement initially, with the transfer of heritable title on Practical Completion of the development. The full price will be payable on the grant of the ground lease. Uses within Classes 4, 5 & 6 including offices, industrial, manufacturing, storage & distribution and data centres will be considered. Offers will be evaluated on price, impact and considered in context of delivering Scottish Enterprise’s aims and ambitions.

Ground Conditions & Services

Interested parties are advised to satisfy themselves on the site’s suitability for development, and to undertake their own enquiries with utility providers.

Viewing and Enquiries

For further information or to arrange an appointment to view, please contact the sole agent:

Lewis Pentland
Director | Industrial and Logistics
T: 07748 704 734
E: lewis.pentland@colliers.com

Colliers

0131 240 7500

colliers.com/uk/industrial

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