



Proposed Masterplan – For indicative purposes only

# Units For Sale/To Let

## Drum Business Park

- Prominent Location
- Range of Plot Sizes Available
- Highly Flexible Office Accommodation
- Forward Sales / Pre-Lets
- Serviced Sites
- Alternative Uses Considered

## GRANGE ESTATE



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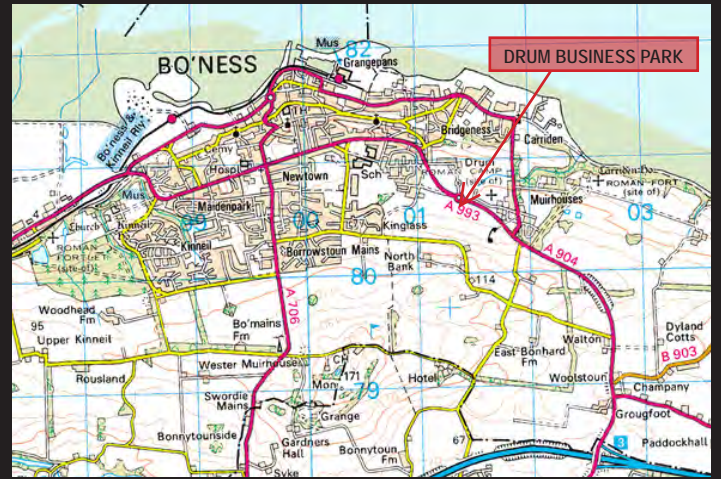
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Location Map

## Location

Bo'ness lies on the River Forth in close proximity to Falkirk and within the Falkirk Council area. The town is easily accessed via the M9 motorway and is best accessed from the motorway at junction 3 which is approximately 1.5 miles away from the junction running east. The site lies to the East of Bo'ness town centre and immediately south of the A993, Grahamsdyke Road, and the main arterial route to Bo'ness from the East.

The Drum Business Park, which forms part of the overall Drum development, is positioned at a key location for the town of Bo'ness – the entrance to the town from the east and from the M9. Since there are no current office developments in the town and the land is not in the confines of the town centre, The Drum is in a strategic location from which to service both the local and Central Scotland market due to the access to the central belt via the motorway network. The award winning Drum Housing Development demonstrates the emphasis placed on quality and ambition for development within Bo'ness.

## Description

The total area of land available for development is circa 32.12 acres (13 Ha) which has been divided into a number of individual plots where a range of sizes are available. As indicated from the masterplan, the business park shall be accessed from the roundabout on Grahamsdyke Road where a number of spine roads shall be created as development activity is stimulated. Although the focus is for office use, a wide range of alternative uses shall be considered, subject to demand. A copy of the design brief and masterplan is available on request from Jones Lang LaSalle.

## Opportunity

The site has been masterplanned to provide a total of 33 individual buildings within a network of access roads surrounded by a mix of hard and soft landscaping. The site has been granted outline planning permission for business (Class 4) but a range of further complimentary uses such as a hotel, family pub or restaurant shall be considered, subject to gaining the necessary planning consent.

## Sale/Lease Terms

There is a high level of flexibility within The Drum Business Park as freehold or leasehold opportunities are available. For the purchase of individual plots, purchasers will be required to provide the vendors with details of their development plans and appropriate timescales. Completed developments constructed to an agreed specification are available on a turnkey basis at a predetermined price. Alternatively, there shall be the opportunity to lease office accommodation on flexible Full Repairing and Insuring terms.

## Legal Costs

Each party shall bear their own legal costs in connection with any transactions, although in the normal manner the ingoing tenant or purchaser will be liable for Stamp Duty Land Taxes, registration dues and VAT thereon.

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Aerial

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