



FOR SALE



FALCONER
PROPERTY CONSULTANTS

Xs Transport Site | Inchyra Road | Grangemouth | FK3 9XB

- OFFERS OVER £1,700,000
- 2,109.5M² / 31,232 FT²
- 7.7 METRE MINIMUM EAVES HEIGHT
- EXCELLENT TRANSPORT LINKS
- ESTABLISHED CENTRAL SCOTLAND

LOCATION

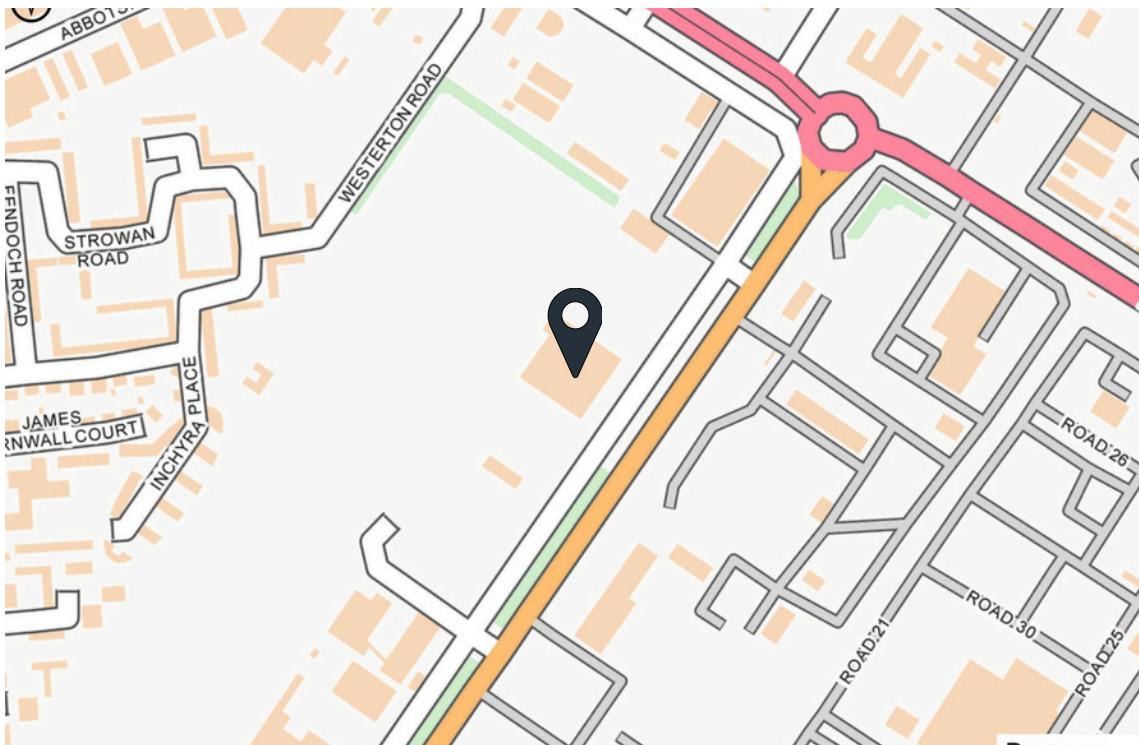
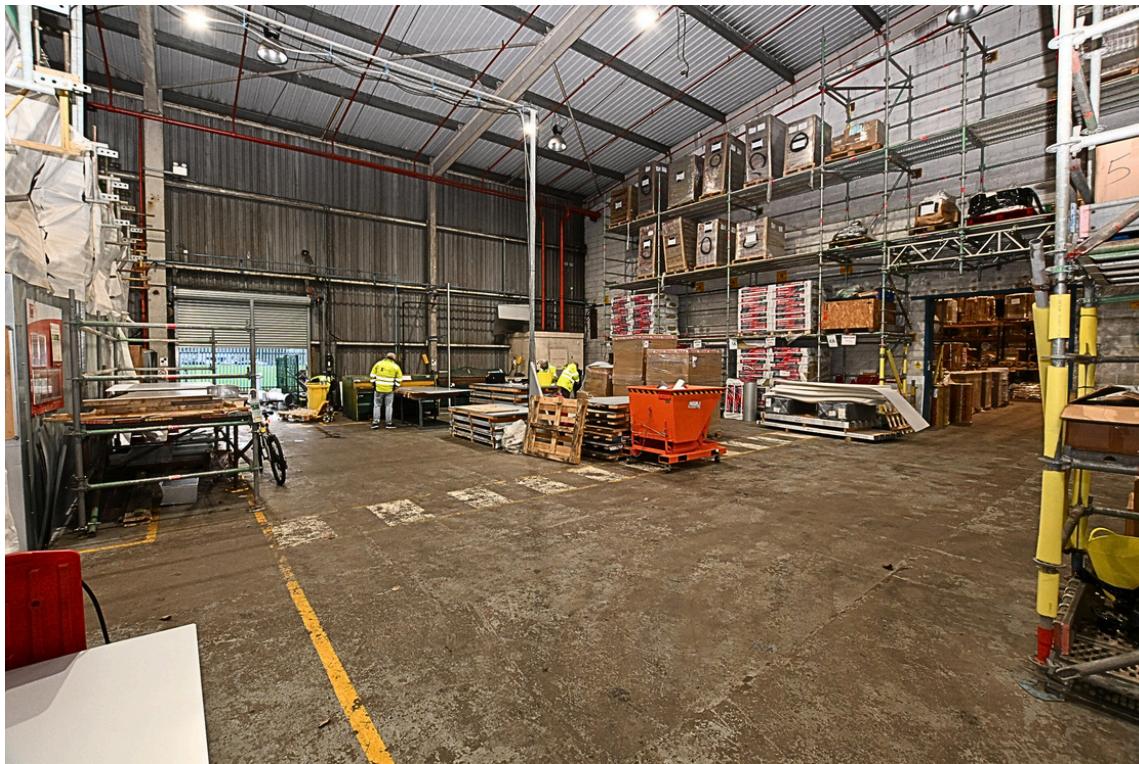
- MULTIPLE ROLLER SHUTTER DOORS
- SIZEABLE SECURE YARD

LOCATION

Grangemouth is situated in Central Scotland and is one of the main towns within the central region with a population of approximately 32,000 persons and provides substantial employment for the Central Region and beyond. Grangemouth benefits from being Scotland's largest deep sea container port with excellent road and rail connections.

Grangemouth benefits from excellent transport links being served by a main line railway station in nearby Falkirk and the M9 motorway.

The subjects are located on the north western side of Inchyra Road close to its junction with Bo'ness Road.





DESCRIPTION

The subjects comprise a substantial detached industrial complex. The building is of steel portal frame construction with profiled sheet walls whilst being surmounted by a pitched and profiled metal sheet roof. A canopy projection has been incorporated to the front of the building.

The property benefits from multiple roller shutter door access points (one of which is 4 metres high).

Internally the property provides a good amount of open plan warehouse space together with welfare facilities and office. The property benefits from a 3-phase electrical installation.

Externally the property benefits from a private secure yard area overlaid in a mixture of tarmac and hardcore. We understand that the yard extends to approximately 2.5 acres.

The property is currently utilised as a haulage depot together with warehousing/storage.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

2,901.5m²/31,232ft²

The canopy extends to approximately:

873.18m²/9,399ft²

PROPOSAL

Offers over £1,700,000 are invited for the heritable interest.

RATING

Rateable value £123,000.





PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published February 2026.



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VIEWINGS
AND
FURTHER
INFORMATION

Strictly by appointment through the Sole Agent:

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