

ALLOA WEST
BUSINESS PARK



THE PAVILIONS PHASE II



HIGH QUALITY OFFICE ACCOMMODATION
WITHIN A LANDSCAPED ENVIRONMENT

1,858 sq m (20,000 sq ft)

ALLOA WEST BUSINESS PARK

Alloa West Business Park comprises 'The Pavilions' and 'The Oval' which is an on-going development by CSBP Clackmannanshire Investments Limited, a joint public/private venture between Clackmannanshire Council and Scarborough Development Group Plc.

Set within a mature landscaped setting, the Park extends to 3.4 hectares (8.65 acres) in a dedicated site incorporating high quality, flexible, business space, providing a superb working environment. The whole Park is capable of providing up to 9,290 sq m (100,000 sq ft) of office and industrial accommodation. The Pavilions can offer 4,645 sq m (50,000 sq ft) of office accommodation and The Oval can provide a further 1,394 sq m (15,000 sq ft) of prime business accommodation.

LOCATION

Alloa is situated within Clackmannanshire approximately 6 miles from Stirling via the A907 which also connects east via the A977 to the Kincardine Bridge. Motorway connections to the M9 are within 10 minutes drive time, with Glasgow lying 35 miles to the south west and Edinburgh 30 miles to the south east.

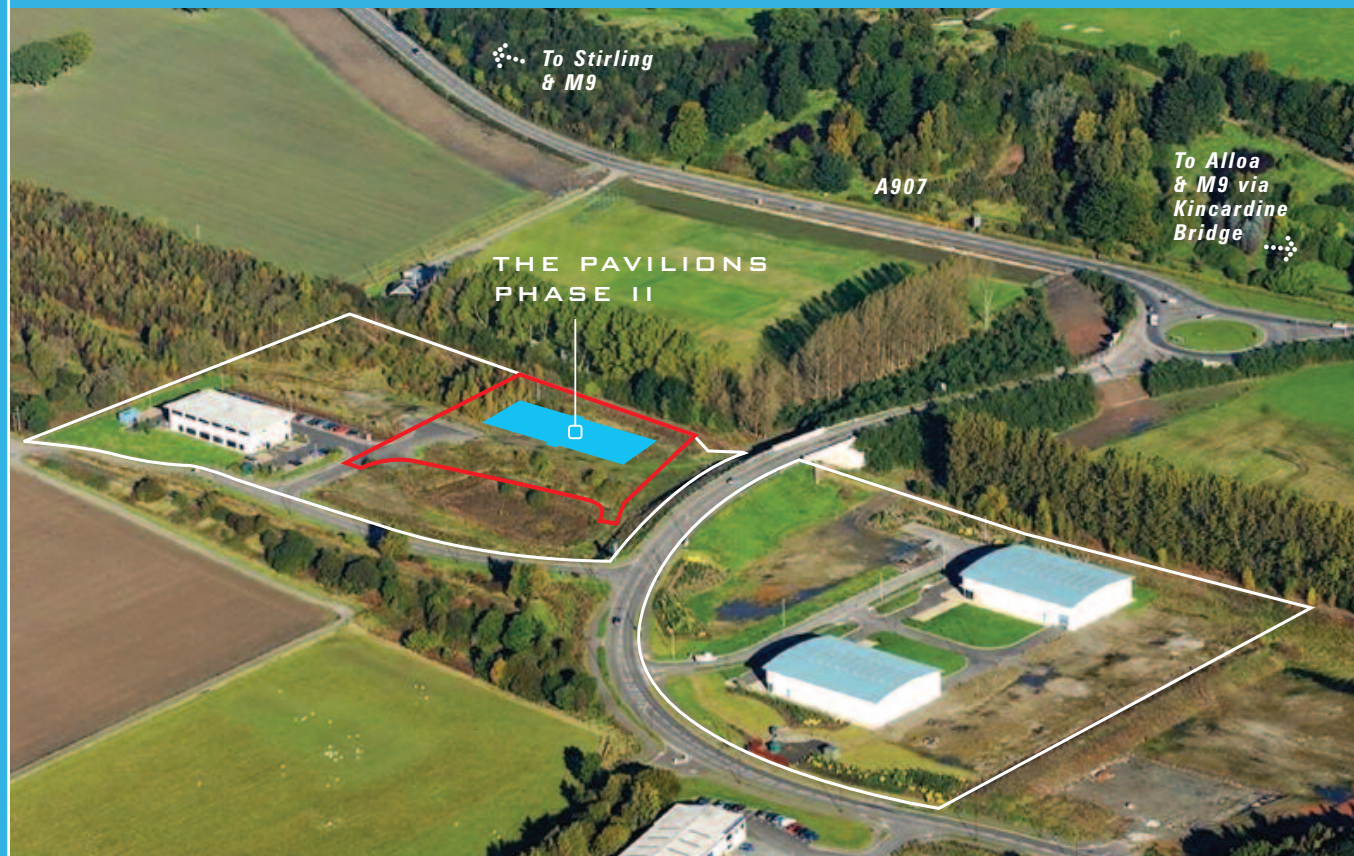
Alloa West Business Park is situated 2 miles west of Alloa town centre on the south side of the A907 with dedicated access from the Arnsbrae roundabout. The new rail links, together with the new bridge over the River Forth, will further improve accessibility and enhance the Park and Clackmannanshire as a prime business location.

Regional demographic highlights include:

- Clackmannanshire population - 49,000
- 2.8 million catchment in 1 hr drive time
- Graduate labour of 30,000 in 1 hour drive time

Transport Links:

- M9 Motorway 7 miles
- Edinburgh Airport 29 miles
- Glasgow Airport 42 miles
- Stirling Railway Station 9 miles
- Alloa Railway Station 2 miles *(due for completion July 2007)*
- Grangemouth Port 12 miles
- Rosyth Europarc Ferry Terminal 18 miles



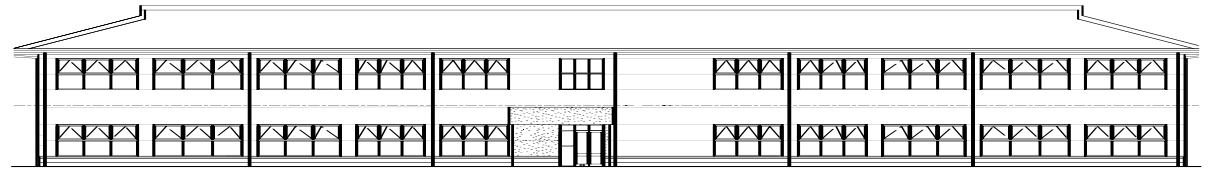
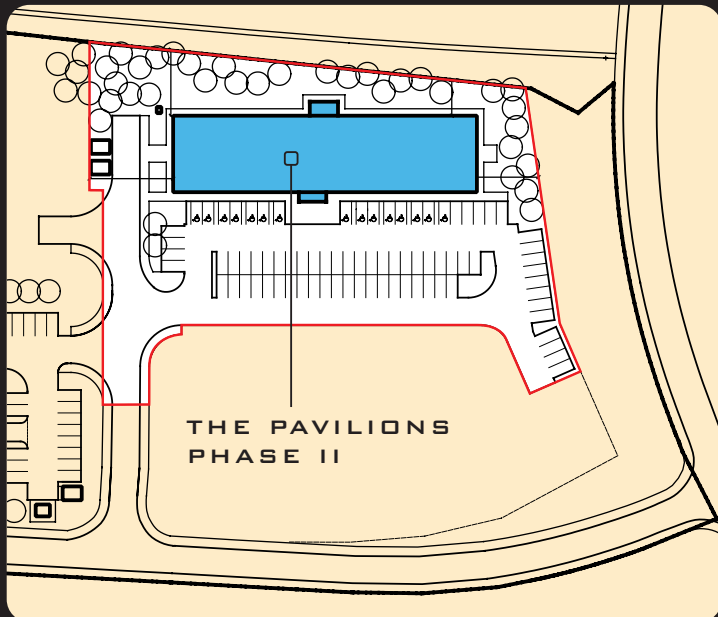
THE PAVILIONS PHASE II

Phase II of the Pavilions will consist of a 1,858 sq m (20,000 sq ft) office over two levels within a landscaped environment. The Pavilions has the further potential to provide an additional 2,787 sq m (30,000 sq ft) of high quality pavilion style accommodation within two buildings. The first unit of 929 sq m (10,000 sq ft) was successfully let on completion.

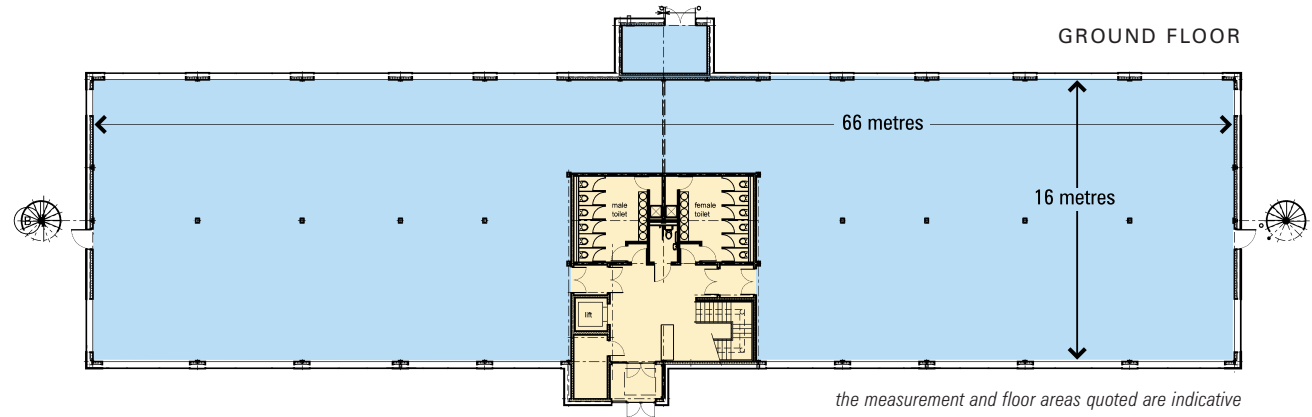
ACCOMMODATION

Ground Floor	929 sq m	10,000 sq ft
First Floor	929 sq m	10,000 sq ft
Total	1,858 sq m	20,000 sq ft

The premises are capable of accommodating requirements of 464.52 sq m (5,000 sq ft) up to 1,858 sq m (20,000 sq ft) due to the configuration of the floorplates.



FRONT ELEVATION



the measurement and floor areas quoted are indicative

SPECIFICATION

- Fully fitted offices with suspended ceiling system and carpet tiles
- Raised access floors
- LG3 category 2 lighting
- Gas fired central heating
- Secure door entry system
- Male and Female toilets at ground and first floors
- Services are in place to incorporate kitchen/tea preparation areas
- Double glazed anti glare windows
- circa. 80 car parking spaces



TERMS

Further information on lease terms, rental levels and purchase details are available upon application through the joint letting/selling agents.

REGIONAL SELECTIVE ASSISTANCE

The Park is located within a Grant Assisted Area. Regional Selective Assistance is available to qualifying applicants towards the capital costs of investment projects. Further details are available at www.rsascotland.gov.uk.

For further information contact the letting agents:

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**Clackmannanshire
INVESTMENTS**

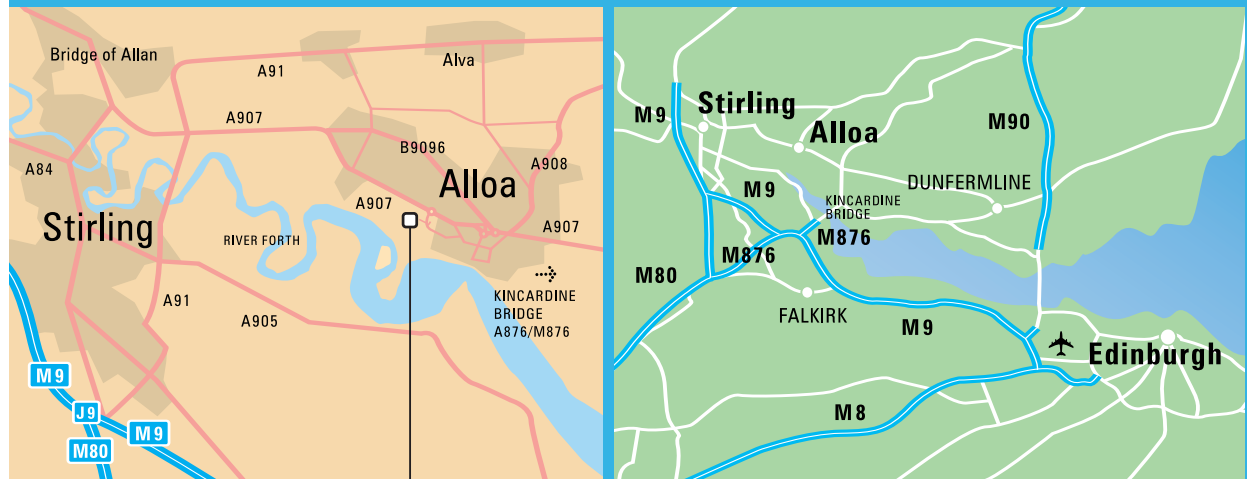
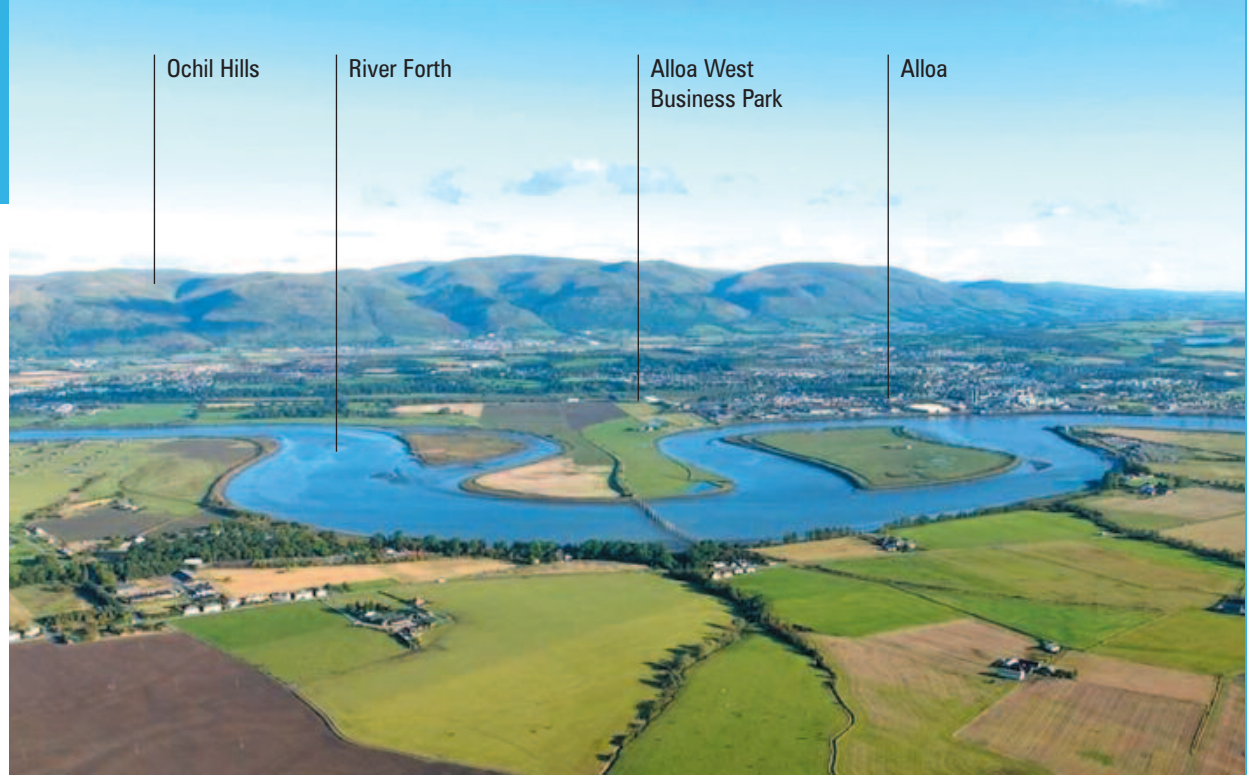
Quality Business Environments

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