

HIGH SPECIFICATION OFFICES, CALL CENTRE, MANUFACTURING,  
STORAGE, WITHIN A LANDSCAPED ENVIRONMENT

# DUMYAT BUSINESS PARK



**For Sale / To Let**  
2,131 sq m (22,941 sq ft)





# DUMYAT BUSINESS PARK



**Dumyat Business Park in Clackmannanshire is an on-going development by Clackmannanshire Investments Limited, a joint public/private venture between Clackmannanshire Council and Scarborough Development Group Plc.**

The Park provides a superb opportunity for existing companies wishing to expand and for companies seeking to establish operations in the area. The most recent development on the Park includes the construction of a storage and distribution unit for Belhaven Brewery. Belhaven Brewery is the oldest independent brewery in Scotland and one of the oldest in Britain marketing its products internationally. They comment as follows:

***"The Dumyat Business Park has an excellent, central location which gives convenient access to the surrounding motorway network and enables Belhaven to provide our customers with the high standard of service they have come to expect."***

With improved transport networks including the planned reopening of the railway line, the new bridge over the river Forth and improved roads; Dumyat Business Park offers an ideal operational base within an exciting and growing business community.

## LOCATION

Dumyat Business Park comprises a 10.1 hectare (25 acre) site situated on the A907 approximately 4 miles east of Stirling, on the north side of the Firth of Forth, immediately west of Tullibody.

The Park occupies a strategic location approximately 40 miles from both Edinburgh and Glasgow. The M80 and M9 motorways are both within close proximity affording access across central Scotland and beyond to the north and south.

## 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*

## DRIVE TIMES:

- *Airport (Edinburgh & Glasgow) - within 1 hour*
- *Seaport (Grangemouth) - 20 minutes*
- *Rail Station (Stirling) - 15 minutes*

## THE PARK

Dumyat Business Park provides a fully serviced landscaped development, which offers plots for varying size requirements and uses. The flexible plots can provide units from 465 sq m (5,000 sq ft) to in excess of 9,290 sq m (100,000 sq ft).

The masterplan offers high quality flexible business units, suitable for a variety of uses including offices, call centre, hi tech manufacturing, storage/production and general light industrial. The masterplan seeks to incorporate a pub/restaurant on site, while neighbouring Tullibody offers excellent local amenities.





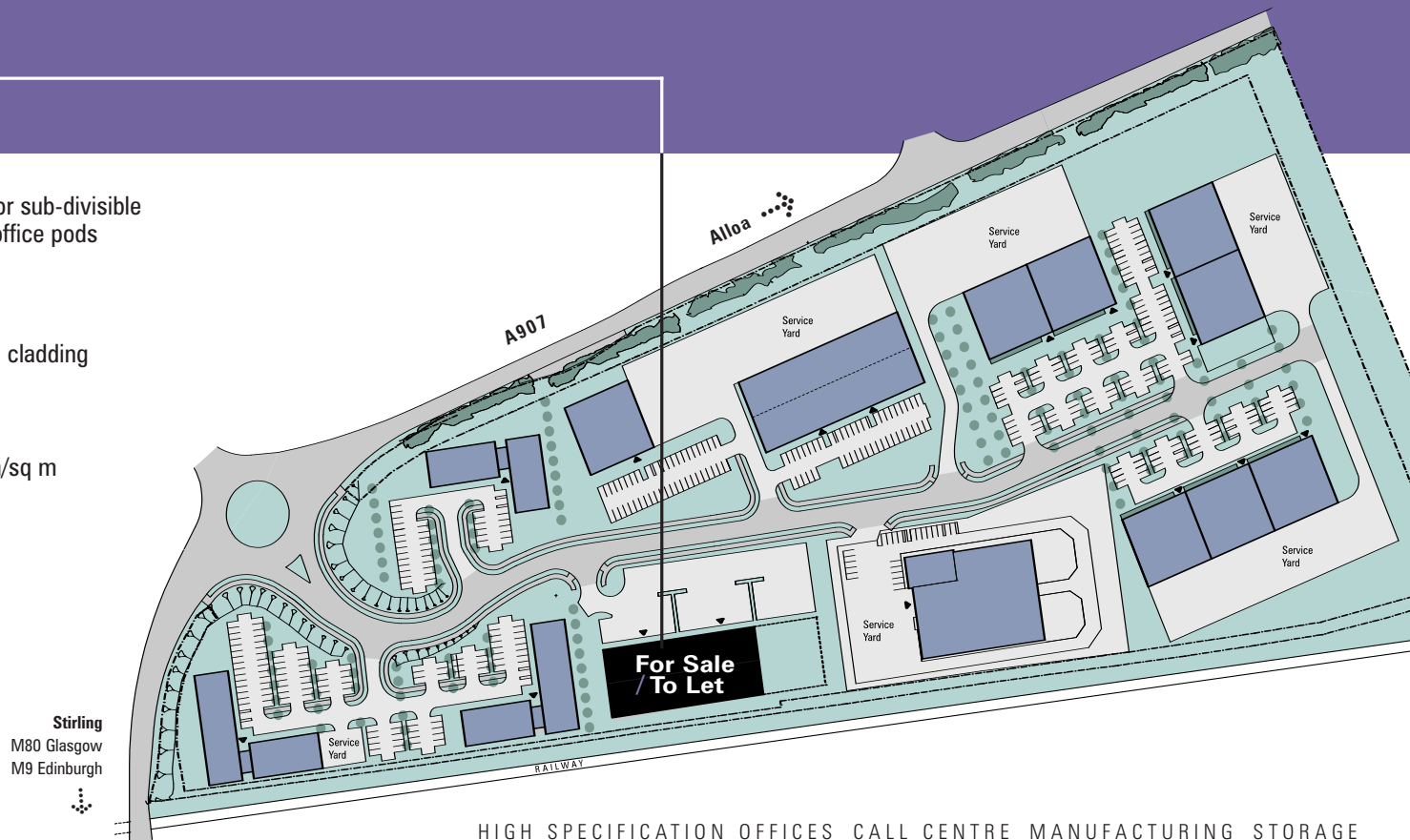
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The premises offer 1,896 sq m (20,409 sq ft) of ground floor sub-divisible manufacturing/distribution accommodation with ancillary office pods extending to 235 sq m (2,532 sq ft).

### The specification includes the following:

- Steel portal frame with insulated composite steel profile cladding and painted blockwork walls to the elevations
- Eaves height of 6m
- Power float concrete floor with loading capacity of 30kn/sq m
- Fully fitted offices at ground floor level including:
  - Category 2 recessed lighting*
  - Carpet tiled floor covering*
  - Painted plaster walls and ceilings*
  - Wall mounted radiators served by a gas boiler*
- Designated car parking and exclusive service yard
- Sectional overhead loading doors



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## TERMS

Terms 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](http://www.rsascotland.gov.uk).

For further information contact the letting agents:



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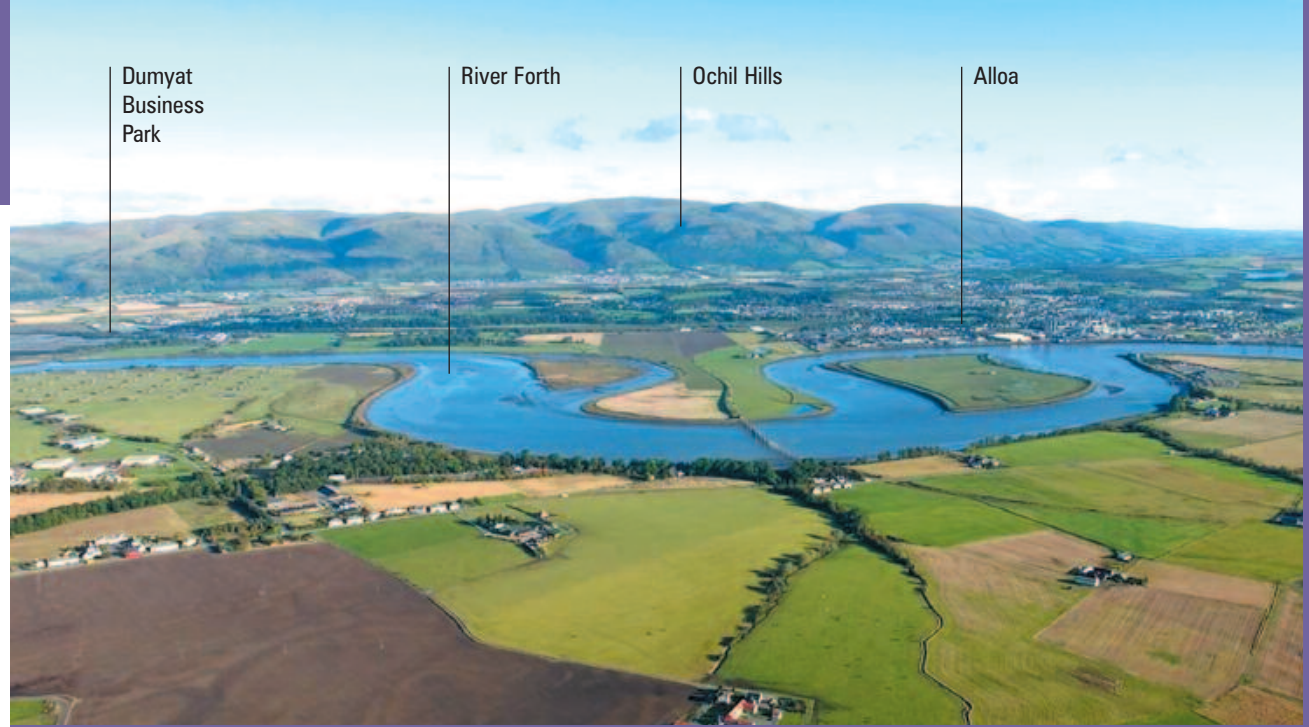


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**DUMYAT  
BUSINESS PARK**



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