

DUMYAT BUSINESS PARK



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





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. Recent developments at the Park have included Belhaven Brewery and Danisco Scotland. Belhaven Brewery is the oldest independent brewery in Scotland and one of the oldest in Britain marketing its products internationally. Danisco is one of the worlds largest producers in food ingredients. Both companies are market leaders in their field and have each commented 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."

"Dumyat Business Park provides Danisco Scotland with a central location, easy access to a variety of external resources such as engineering skills and training centres, excellent support from local development organisations and a skilled workforce."

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

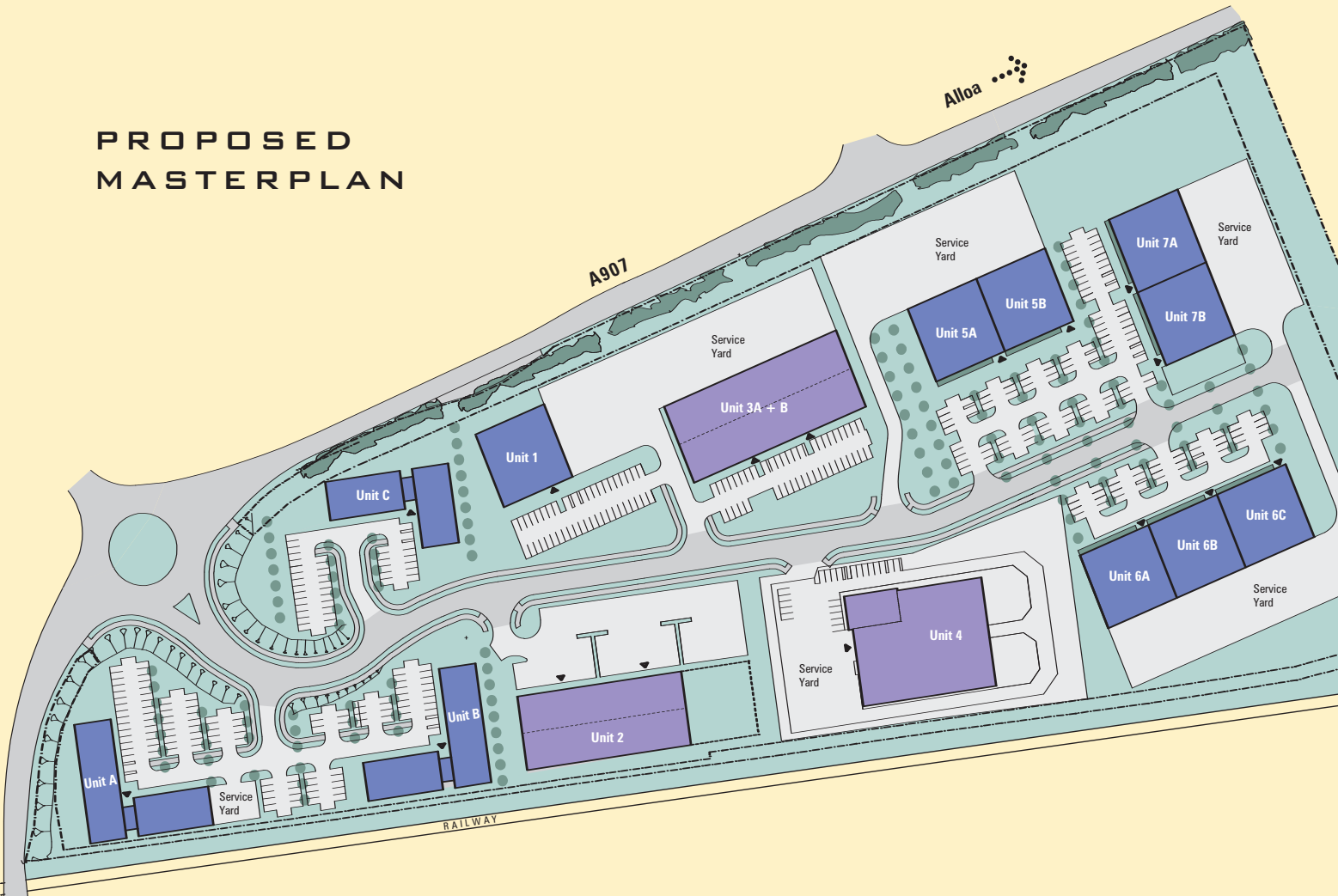
Dumyat Business Park provides a fully serviced landscaped development, which offers plots for varying size requirements and uses. The flexible plots can provide units from 465 sq m (5,000 sq ft) to in excess of 9,290 sq m (100,000 sq ft).

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.





PROPOSED MASTERPLAN



Stirling, M80 Glasgow, M9 Edinburgh

HEADQUARTERS_SERVICE_LIGHT MANUFACTURING
 RESEARCH & DEVELOPMENT_PRODUCTION_STORAGE

DEVELOPMENT SCHEDULE

	sq m	sq ft	extensions		parking spaces
			sq m	sq ft	
Unit A	2,787	30,000			60
Unit B	2,322	25,000			52
Unit C	1,858	20,000			40
Unit 1	929	10,000			44
Unit 2	1,951	21,000	808	8,700	39
Unit 3A/B	2,415	26,000			46
Unit 4	2,508	27,000	2,378	25,600	35
Unit 5A	929	10,000			26
Unit 5B	929	10,000			23
Unit 6C	929	10,000			15
Unit 6B	929	10,000			8
Unit 6A	929	10,000			15
Unit 7A	929	10,000			17
Unit 7B	929	10,000			19
Totals	21,273	229,000	3,186	34,300	

SPECIFICATION

Units can be customised to your own specification. We envisage a basic fit out as follows:

- 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
 - 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

TERMS

Terms upon application through the joint letting/selling agents.

REGIONAL SELECTIVE ASSISTANCE

The Park is located within an Intermediate Grant Assisted Area. Regional Selective Assistance is available to qualifying applicants towards the capital costs of investment projects. Further details of grant assistance can be provided on request.

For further information contact the letting agents:

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**Clackmannanshire
INVESTMENTS**

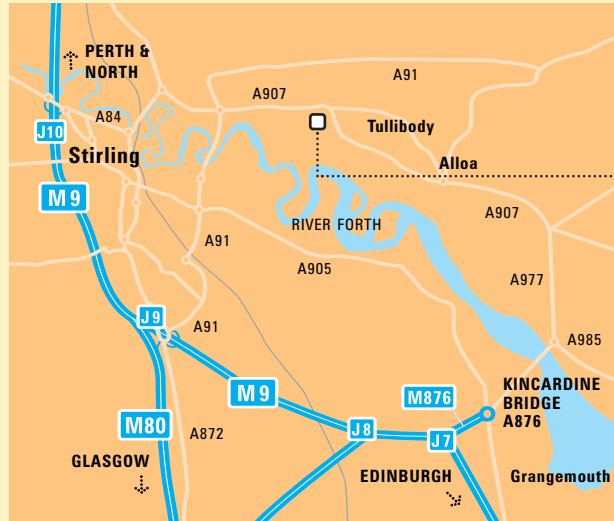
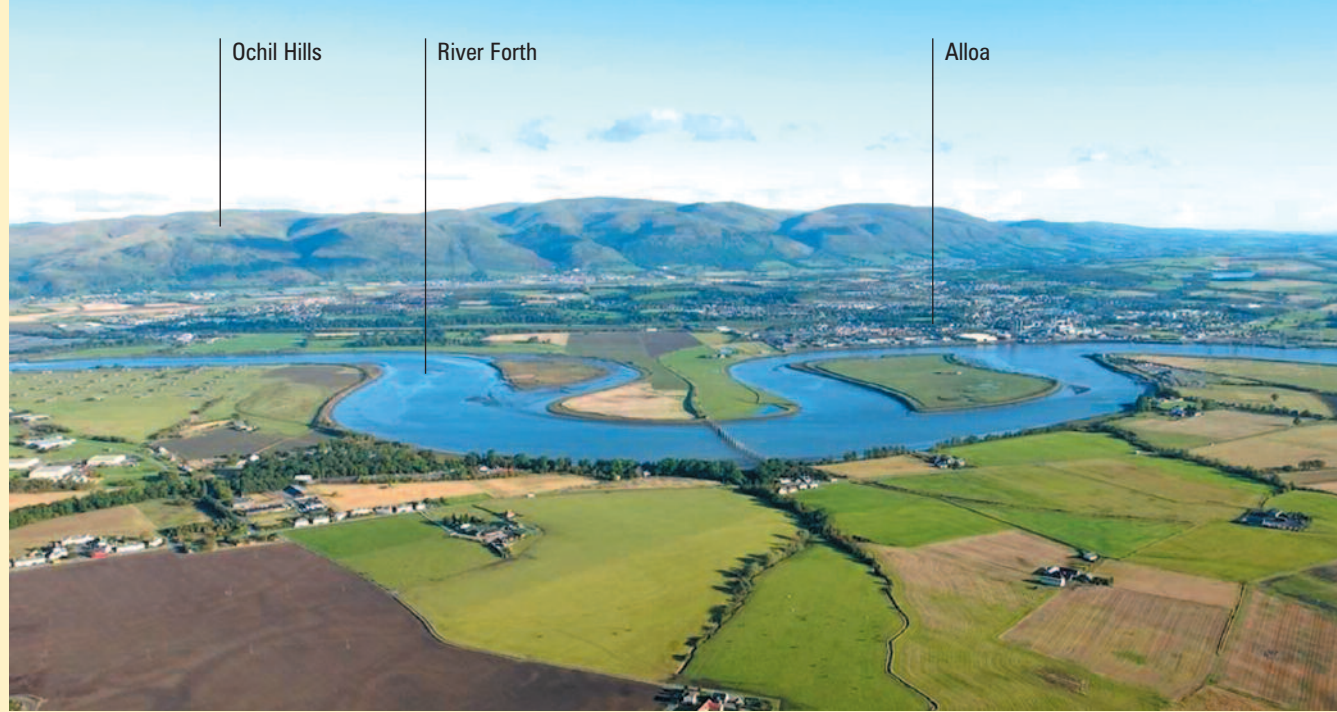
Quality Business Environments

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