

invest
falkirk

Investment Opportunities



Investing in Falkirk

Central, well connected, affordable, industrious and ambitious. Modern, forward looking and bold.

The Falkirk area is a nationally significant economic hub with strong activity in the chemicals, petrochemicals, manufacturing and distribution sectors.

With a growing population and a strong commitment to business growth, the Falkirk area is a highly competitive investment location.

Recent high profile developments, including the Falkirk Wheel and The Kelpies at The Helix, have raised the profile of the area on a national and international level.

Bringing over 28 investment sites with development potential in varying sectors from residential, commercial and industrial to tourism and leisure, the Falkirk area is a flexible, accessible and affordable location for business.

Drive Times

Edinburgh	1 hour
Glasgow	50 minutes
Stirling	30 minutes
Dundee	1 hour 25 minutes
Aberdeen	2 hours 30 minutes



Development Sites

- | | |
|-----------------------------|----------------------------|
| 01 Falkirk Wheel | 15 Earls Gate Park |
| 02 Tamfourhill | 16 Wood Street |
| 03 Rosebank | 17 South Bridge Street |
| 04 Falkirk Town Centre | 18 Grangemouth Docks |
| 05 Williamson Street | 19 Grangemouth Docks |
| 06 Callendar Road | 20 Grangemouth Town Centre |
| 07 Mungald | 21 Grangemouth Docks |
| 08 Abbotsford Business Park | 22 Wholeflats |
| 09 Falkirk Gateway | 23 Gilston |
| 10 Caledon Business Park | 24 Whitecross |
| 11 Callendar Business Park | 25 Kinneil Kerse |
| 12 Stadium Site | 26 Tillyflats |
| 13 Helix | 27 INEOS Sites |
| 14 Glensburgh | 28 Westmains |





📍 Falkirk Gateway (Site 9)

With an excellent range of development opportunities and a supportive planning framework, the Falkirk Gateway is an exceptional location for investment. Located close to The Kelpies and The Helix, there are significant opportunities to capitalise on the popularity of both.

It is situated on the east side of Falkirk on the A9 (Falkirk northern distributor road) with access to the M9 network and good connections to the town centre.

A high quality public realm and innovative surface water management system create a pleasant environment to live, work and play.

- › **Opportunities for leisure, commercial and residential development are available**
- › **Excellent transport connections and a high passing trade**
- › **60ha of greenfield land with flexible plot sizes**
- › **Regional Selective Assistance funding available for eligible projects**
- › **TIF support available for enabling infrastructure**

i Find out more:

Explore www.investfalkirk.com for more information and similar sites, in particular Tamfourhill (site 2), Gilston (site 23) and Whitecross (site 24).

📍 Grangemouth Docks

(Sites 18, 19, 21)

This is Scotland's largest port operation and benefits from development space for industrial and logistical opportunities.

Grangemouth Docks are located immediately north of Grangemouth town centre and accessed from the A904/Earls Road and Forth Clyde Way.

Excellent connectivity to Scotland and North England via multimodal transport make this an excellent area in which to invest. Large plot sizes are available and a favourable planning environment encourages flexibility.

As much as 30% of Scotland's gross domestic product (GDP) goes through the port, making it the UK's largest feeder port and the only one that exports more than it imports.

- › **The sites extend to 37.2 ha and offer a scale and location that would support port related activity with immediate quay access and full port servicing**
- › **Regional Selective Assistance funding available for eligible projects**
- › **TIF support available for enabling infrastructure**

i Find out more:

Explore www.investfalkirk.com for more information and similar sites, in particular Wood Street (site 16) and South Bridge Street (site 17).



INEOS (Site 27)

INEOS' 1,700 acre facility at Grangemouth is the largest refining and petrochemical manufacturing site in Scotland. With direct access for imports and exports via sea, rail and road, and a nationally important investment profile, the INEOS site is a key growth area for Scotland and offers an excellent opportunity for investment.

INEOS' strategy for the site over the next five years will protect the long term value and investment potential of its Grangemouth facility, creating a global leading chemical manufacturing hub with the intent to become a Centre for Excellence and Innovation in Scotland.

The site has benefitted from recent INEOS investment to the value of over £450m, which has already delivered long term feedstock provision and the construction of a new HQ

building for its chemicals business. INEOS is preparing for future investment with the rationalisation of legacy buildings and decommissioned plants.

- › **Co-location with chemical feedstocks**
- › **Industrial utilities available on site**
- › **Various plot sizes available**
- › **Regional Selective Assistance funding available for eligible projects**
- › **TIF support available for enabling infrastructure**

INEOS' major investment programme to radically restructure the site and position it for growth has created unique opportunities for the co-location of other businesses, with chemical and general industrial land available.

Find out more:

Explore www.investfalkirk.com for more information and similar sites, Wholeflats (site 22) and Kinneil Kerse (site 25).



Earls Gate Park/CalaChem (Site 15)

The CalaChem site, which incorporates Earls Gate Park, extends to 14ha. It is situated on Earls Road, just 1.7 miles from Grangemouth Docks.

The site is a chemical manufacturing plant which has its own effluent treatment plant and combined heat and power plant. The infrastructure of the site allows for companies within the chemical industry to set up business and benefit from the wide range of services on offer.

Whilst CalaChem's activities revolve around chemical manufacture, there is also land and office space available which is suitable for businesses from various sectors. Flexible office accommodation which has multi-use facilities in a secure environment is also on offer.

CalaChem's site is exceptionally well-situated, being only a short walk from Grangemouth town centre and bus station, and just ten minutes' drive from Falkirk town centre. The site also benefits from excellent accessibility to the motorway network, with links directly onto the M9 and onward to Stirling and Edinburgh and to the M876 to Glasgow.

- › **Chemical manufacturing plant, onsite effluent treatment plant and combined heat and power plant**
- › **Opportunity to neighbour world class companies**
- › **Suits a wide variety of uses**
- › **Regional Selective Assistance funding available for eligible projects**
- › **TIF support available for enabling infrastructure**

Find out more:

Explore www.investfalkirk.com for more information and similar sites. In particular, Abbotsford Business Park (site 8), Tillyflats (site 26) and Westmains (site 28).

Further Information

For more information on all of the development sites and investment opportunities available in Falkirk, as well as details on the TIF initiative, please visit the Invest Falkirk website or contact us.

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