

TO LET • UP TO 115,000 SQ FT 10,684 SQM

Mixed Use Development including:

Neighbourhood Retail Centre, Commercial Roadside Opportunity, Logistics / Industrial, Care Home, Health Centre and Nursery

Large Scale Housing
Development by Cala Homes

Commercial Site
To Let

Junction 4
M9

M9

M9



GILSTON PARK • POLMONT • FALKIRK • FK2 0YQ
LOCATED OFF JUNCTION 4 M9 OVER 43,000 VEHICLES PASSING ON M9



play video



← TO FALKIRK/STIRLING

M9

TO EDINBURGH →

JUNCTION 4
M9

Large Scale Housing
Development by Cala Homes

The Opportunity ●

As part of a large scale mixed use development, Cala are working in partnership with Ramoyle to deliver this commercial opportunity.

Drive Times ●

Town-City	Time
Falkirk	13 mins
Stirling	22 mins
Edinburgh Airport	18 mins
Glasgow	35 mins
Edinburgh	45 mins



Gilston Travel Connections ●



ROAD

Gilston Park is located on the A803, beside Junction 4 M9, providing direct links to Edinburgh to the east by the M9/A8 and to Glasgow traveling west by the M9/M80 and also to Stirling by the M9.



RAIL

Polmont Railway Station is located 1.3 miles from Gilston Park. Polmont Station is on the main intercity rail line to Glasgow and Edinburgh offering frequent services to either city and onward connections to the rest of Scotland and England.



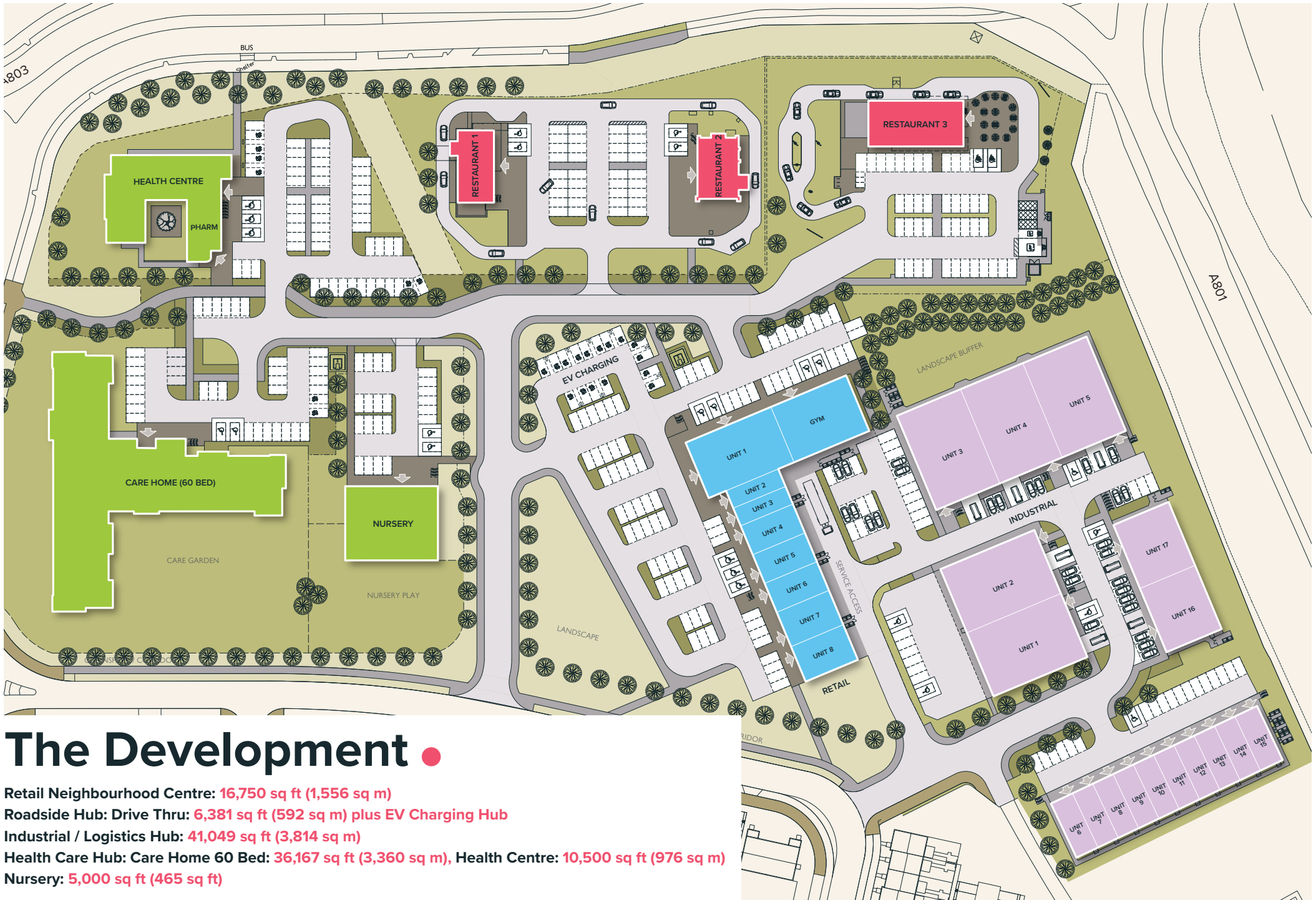
BUS

There are two bus stops located at the entrance to Gilston Park on either side of the A803. Bus service x38 adjacent to the site offers regular services to Edinburgh.



AIR

Edinburgh Airport is located 15 miles to the east via the M9/A8 and Glasgow Airport is located 39 miles to the west via M9/M80/M8.



The Development ●

- Retail Neighbourhood Centre:** 16,750 sq ft (1,556 sq m)
- Roadside Hub: Drive Thru:** 6,381 sq ft (592 sq m) plus EV Charging Hub
- Industrial / Logistics Hub:** 41,049 sq ft (3,814 sq m)
- Health Care Hub: Care Home 60 Bed:** 36,167 sq ft (3,360 sq m), **Health Centre:** 10,500 sq ft (976 sq m)
- Nursery:** 5,000 sq ft (465 sq ft)

Accommodation Schedule

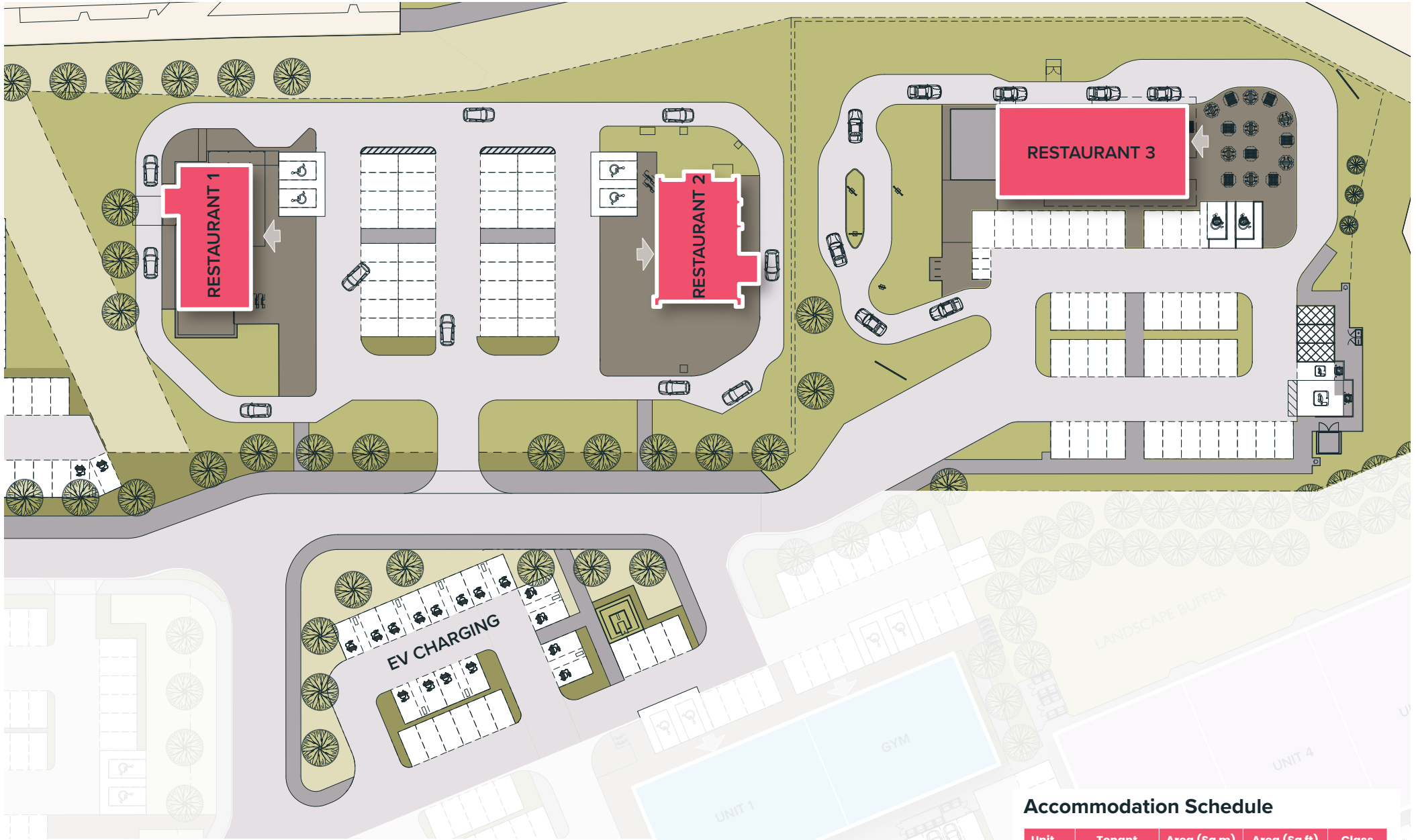
Unit	Area (Sq m)	Area (Sq ft)	Class
1	372	4,000	Class 1 – Convenience
2	69.7	750	Sui Generis – Hot Food
3	69.7	750	Sui Generis – Hot Food
4	116.1	1,250	1
5	116.1	1,250	1
6	116.1	1,250	1
7	139.4	1,500	1 or 2
8	139.4	1,500	1 or 2
Total	1,138	12,251	
Gym	325	3,500	11



Retail Neighbourhood Centre

Comprises an single storey development incorporating 9 units ranging from 750 sq ft – 4,000 sq ft (70 sq m – 372 sq m) including a gym extending to 3,500 sq ft (325 sq ft). Individual retail units will benefit from shop front entrance doors and service doors to rear along with a large storage area.

Car Parking: Approx. 84 spaces.



Roadside Hub ●

Comprises 3 drive thru restaurants totalling 6,381 sq ft (592 sq m) plus EV charging hub.

Car Parking: Approx. 82 spaces. EV Charging: 16 spaces.

Accommodation Schedule

Unit	Tenant	Area (Sq m)	Area (Sq ft)	Class
1	Starbucks	223	2,400	3
2	Available	139	1,500	3
3	McDonalds	272	2,931	3
Total		635	6,831	



Accommodation Schedule

Unit	Area (Sq m)	Area (Sq ft)	Class
Health Centre (inc. doctors, Dentist & Pharmacy)	975	10,500	Class 2 - Doctors & Dentist Class 1 - Pharmacy
Care Home	3,360	36,167	8
Nursery	465	5,000	0

Health Care Hub

Comprises 2/3 storey Care Home for 60 beds and standalone Health Care facility which will comprise GP, Dentist, Optician and Physio facilities and Pharmacy and day care nursery.

Car Parking: Approx. 82 spaces.

Accommodation Schedule

Unit	Area (Sq m)	Area (Sq ft)	Class
1	477	5,135	Industrial
2	477	5,135	Industrial
3	477	5,135	Industrial
4	471	5,070	Industrial
5	477	5,135	Industrial
6	274	2,954	Industrial
7	274	2,954	Industrial
8	90	977	Industrial
9	87	939	Industrial
10	87	939	Industrial
11	87	939	Industrial
12	87	939	Industrial
13	87	939	Industrial
14	87	939	Industrial
15	87	939	Industrial
16	87	939	Industrial
17	90	977	Industrial
Total	3,813	41,049	



Industrial / Logistics Hub

Comprising of 4 terraces of 17 units, with a mix of starter workshops and warehouse units. The industrial units will benefit from shopfront, car parking and bin storage areas.

Car Parking: Approx. 76 spaces.

Ramoyle ●

Ramoyle is a reputable developer with an impressive track record of delivering innovative development solutions, throughout the UK.

Ramoyle possesses a property development capability, acting as a developer or as a development manager working in partnership or on behalf of investors and land owners.



Recently completed projects have included the delivery of Costa and Greggs Drive Thru units in Wakefield, as well as Starbucks and Pret a Manger in Stirling.

In addition, Ramoyle are currently undertaking large-scale mixed-use developments, comprising retail, leisure, hotel and roadside uses in Stirling, Barrhead & Chesterfield.



Cala Homes ●

Cala Homes operates through nine regional businesses across the UK.

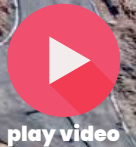
In the year to December 2024, the business delivered 2,861 new homes, revenue of £1.17 billion and profits of £78.2m. Operating in some of the strongest markets, the average selling price in the period was £463,000, with a customer satisfaction score of 96.2%.

The Cala brand is highly regarded in the industry and aspirational for many homebuyers who value exceptional design, sector leading build quality and customer service.

M9

Junction 4
M9

Commercial Site
To Let



Legal Costs ●

Each party will be responsible for their own legal fees with the Purchaser responsible for LBTT, Registration Dues and any other costs thereon.

Date of Entry ●

On conclusion of clean Missives.

Further Information ●

Please contact the joint letting agents.



Mike Spens

T: 07870 999 616

E: mspens@savills.com



James Guy

T: 07818 225 636

E: jguy@ramoyle.com

Savills and Ramoyle for themselves and for the vendors or lessors of this property whose agents they give notice that:

(i) the particulars 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, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Savills or Ramoyle have any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate. Date of publication: July 2025