

TO LET / MAY SELL



CALENDAR GATE



Calendar Boulevard | Calendar Business Park | Falkirk | FK1 1XE







LOCATION

FALKIRK IS LOCATED APPROXIMATELY 26 MILES NORTH WEST OF EDINBURGH AND 24 MILES NORTHEAST OF GLASGOW.

The town has a resident population of c.32,400 and an estimated catchment population of 145,000. It is the administrative centre and principal retail centre for the wider Falkirk council area.

Falkirk is strategically positioned at the junction of the M9/M80 and M876 motorways, providing excellent access to Scotland's motorway network. The town has the benefit of 2 railway stations, Falkirk High and Falkirk Grahamston, which provide regular rail services between Edinburgh and Glasgow Queen Street via Falkirk High station. Both stations are less than a 10 minute drive or within a 30 minute walk of the business park.



SITUATION

Callendar Business Park is only half a mile from Falkirk town centre, close to junction 5 of the M9 motorway and 18 miles from Edinburgh Airport. Falkirk provides a wealth of amenities including 2 shopping centres and excellent transportation facilities.

It is situated within an established woodland setting, next to the historic Callendar House and surrounded by Callendar golf course and boating park. This provides an excellent working environment which has proved popular with occupiers since the park was created in the 1990's.

The Park extends to over 300,000 sq ft of high quality office accommodation with occupiers including: Scottish Ministers, Child Support Agency, Secretary of State, Link Housing and the Gleeson Group to name a few.



DESCRIPTION

CALENDAR GATE COMPRISES MODERN OFFICES ARRANGED OVER GROUND AND TWO UPPER FLOORS SET WITHIN AN EXTENSIVE SITE WITH DIRECT ACCESS VIA CALENDAR BOULEVARD.

The property provides a central core with two wings of open plan office space arranged over three levels with a main reception with coffee facilities on the ground floor. Male/Female and accessible toilets including showers are contained within the core.

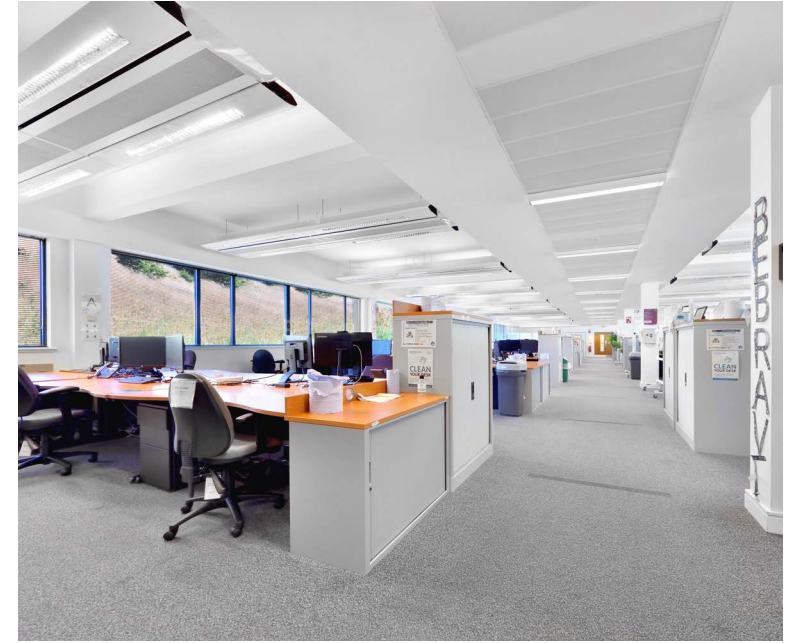
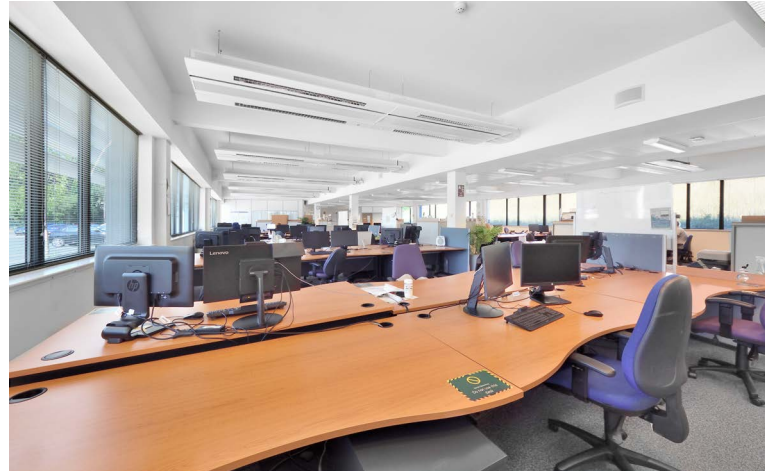
The property has the following specification:

- > Full height reception with excellent natural daylight.
- > Full lift access via two 8 person lifts.
- > Open plan office space with meeting room and kitchen/break out space.
- > Raised access floor with cabled floor boxes.
- > Suspended Ceiling with Chilled beam air conditioning and Cat 2 light fittings.
- > Male, female and disabled toilets on every floor.
- > Shower facilities.

We understand the accommodation was built in 2009 and is essentially a steel framed structure with brick and blockwork at the rear and end elevations with a render finish and brise soleil system to the front elevation.

The roof is flat on either side of the core which has external plant area.

There is an extensive car parking area to the front of the premises for around 215 vehicles and external cycle and bin storage at the rear.



ACCOMMODATION

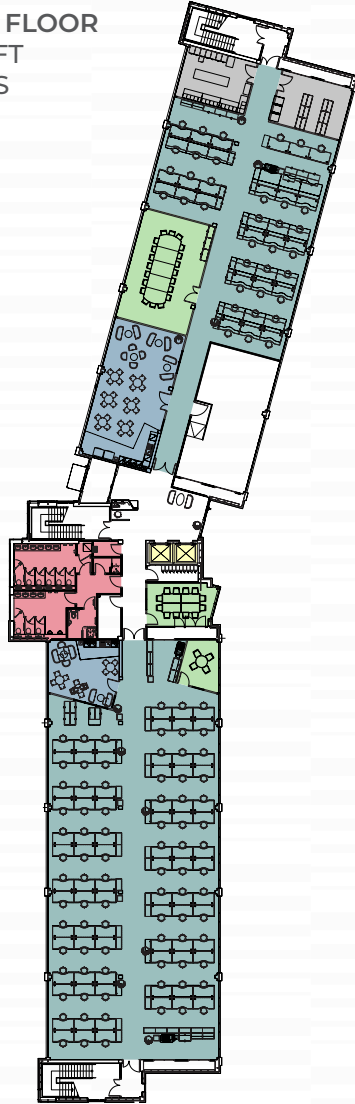
We have measured the property in accordance with theRICS Code of Measuring Practise (6th Edition) to provide the following Net Internal Area:

Area	SQ.M.	SQ.FT.
Ground with MR	1,038.45	11,178
First with MR	1,038.30	11,176
Second with MR	1,038.44	11,178
Total	3,115.19	33,532

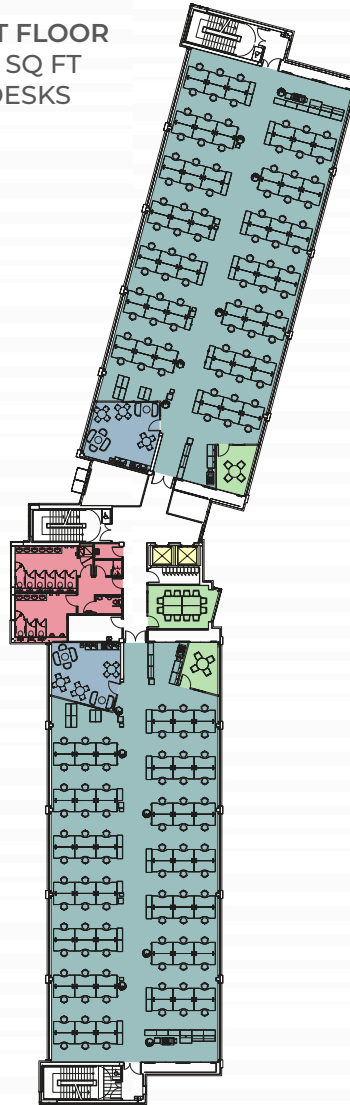
KEY:

- OFFICE
- WC/SHOWER
- MEETING ROOM
- KITCHEN/TEAPOINT
- LIFT
- STORE/LOADING AREA

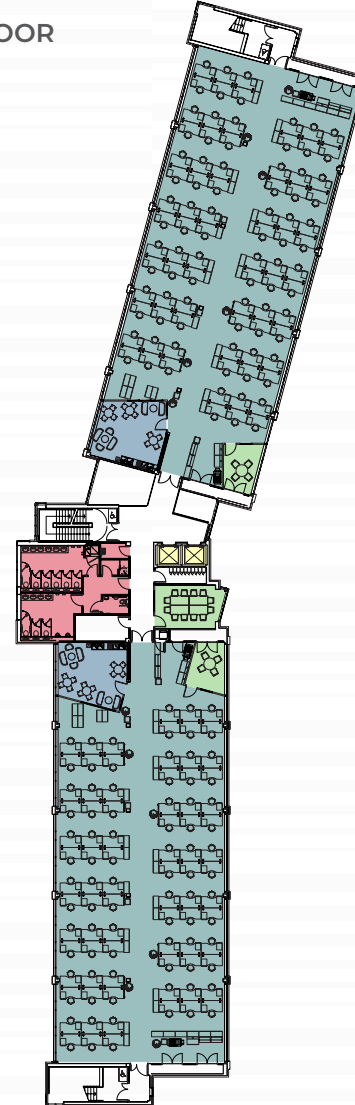
GROUND FLOOR
11,178 SQ FT
123 DESKS



FIRST FLOOR
11,176 SQ FT
168 DESKS



SECOND FLOOR
11,178 SQ FT
168 DESKS



RATING

The premises require to be re assessed by the Local Assessors.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

ANTI MONEY LAUNDERING

Please also note that prior to Heads of Terms being finalised with a preferred party, the prospective purchaser will be required to provide information to allow our client and agents to comply with anti-money laundering requirements.

EPC

The property has an EPC rating of 'C'. A copy of the energy performance certificate is available upon request.

TERMS

The subjects are available on New Full Repairing and Insuring terms for a period to be agreed. Alternatively, offers to purchase the heritable interest in the subjects may be considered.

Further details on quoting rent/price can be obtained from the joint agents. Interested parties are advised to note their interest in writing, to ensure they are kept informed of any closing dates.

ENTRY

The premises will be available March 2023, when the current lease expires.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant/purchaser will be liable for any Land and Buildings Transaction Tax (LBTT), registration dues and VAT thereon.



CALENDAR GATE



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