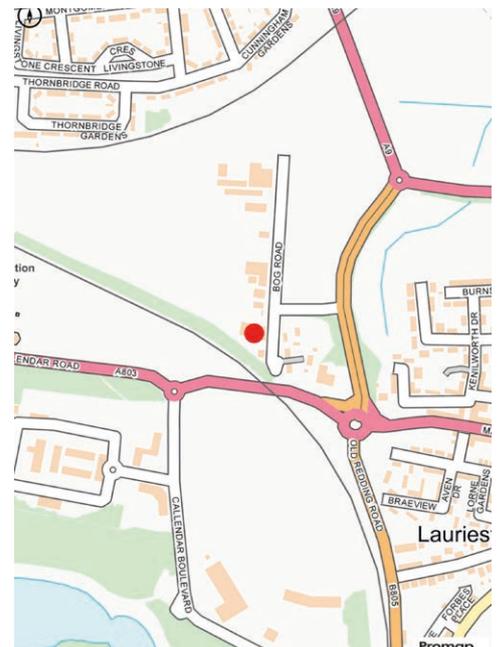




## Unit 1 Ochilview Business Park, Bog Road, Falkirk FK2 9PJ

- Modern Trade Counter Unit
- Situated in Established Industrial Area
- Within Easy Access of the Motorway Network
- Enclosed Yard Area
- Ample Parking





## LOCATION

Laurieston is a small town on the eastern outskirts of Falkirk. The subjects under report are located at the north western outskirts of Laurieston in an established industrial area, on the west-most side of Bog Road. The location provides excellent access to the motorway network, with both Edinburgh and Glasgow within a 35 to 45 minute drive. Falkirk High and Falkirk Grahamston Railway Stations are both within a short drive of the property.

## DESCRIPTION

The subjects comprise a modern detached industrial warehouse, incorporating a modern showroom facility to the front. Construction is of conventional steel portal frame design, incorporating extensive powder coated double glazed units, profile metal sheet cladding and concrete floors

There is a self-contained secure yard area to the rear, with HGV metal gate access and a roller shutter door opening within the rear elevation of the warehouse. Private parking is provided to the immediate external front of the building.

The total site area extends to approximately 1.16 acres

## ACCOMMODATION

According to our calculations, we estimate the unit extends to the following approximate gross internal areas:

Floor	sq.m	sq.ft
Ground Floor	758.02	8,159
Mezzanine	271.05	2,918
<b>Total</b>	<b>1,029.07</b>	<b>11,077</b>

## RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the valuation roll as follows:

Rateable Value: £57,000

## VAT:

All prices, rents, premiums, etc are quoted exclusive of VAT (if applicable)

## EPC

The EPC certificate is available on request.

## PRICE

The subjects are being offered on new Full Repairing and Insuring terms. Rent on application.

To arrange a viewing please contact:



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Property Agent  
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07803 896976



**Tony Barclay**  
Property Agent  
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07887 522687

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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