



**TO LET - CLINIC/OFFICE SUITE**

**THE HUB, GRANGEMOUTH,  
FK3 8WH**

- High Quality Space
- Excellent Motorway Access
- Private Parking
- Self-Contained Suite



**LOCATION:**

The Hub at East Gateway is situated immediately adjacent to the eastbound slip of Junction 5 of the M9 motorway, on the southern outskirts of Grangemouth and accessed directly off Beancross Road (A905).

The hub's position ensures excellent road communication links with east and west access to the M9 provided by Junctions 5 and 6 which lie within one mile.

Grangemouth itself lies within the heart of Central Scotland approximately 3 miles east of Falkirk and some 23 miles west of Edinburgh. The town provides one of Europe's largest petrochemical centres and is home to one of Scotland's main port facilities, each of which provides significant employment for the surrounding area.

Destination	Miles	Drive Time
Falkirk	3	9 minutes
Stirling	13	21 minutes
Edinburgh Airport	19	26 minutes
Edinburgh	23	30 minutes
Glasgow	26	39 minutes

The location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise a self-contained clinic/office suite contained within a detached, two storey, Class 4 office pavilion which provides accommodation for tenants including Imtech and Policy Services.

The suite is presently arranged to provide a reception/office/waiting area, and three private treatment rooms, all of which are finished to a high quality standard.

The subjects benefit from the following features:-

- Raised accessed floors.
- Cat 6 cabling.
- Suspended VDU compatible lighting.
- Ceiling mounted air conditioning.
- Secure door entry system with access control.
- Common break out area/kitchen.
- Male, female and disabled toilet facilities.
- Fully DDA compliant.

While presently fitted out as a clinic the subjects can be easily refitted for office use.

**ACCOMMODATION:**

The suites have been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and are as follows: 64.64 sq m (696 sq ft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,300 and £340.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

**RENTAL:**

The passing rent is £16,000 per annum, inclusive of rent and service charge.

**LEASE TERMS:**

The subjects are let on a 5 year Full Repairing and Insuring lease from 01/08/2020 to 31/07/2025. Our clients are seeking to assign their leasehold interest.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT which may be chargeable.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in this transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

Unit 6a, The Courtyard  
Callendar Business Park  
Falkirk, FK1 1XR

T: 03224 628321

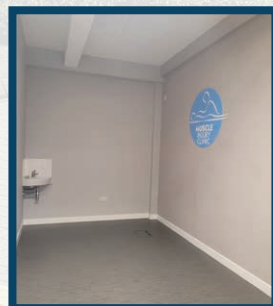
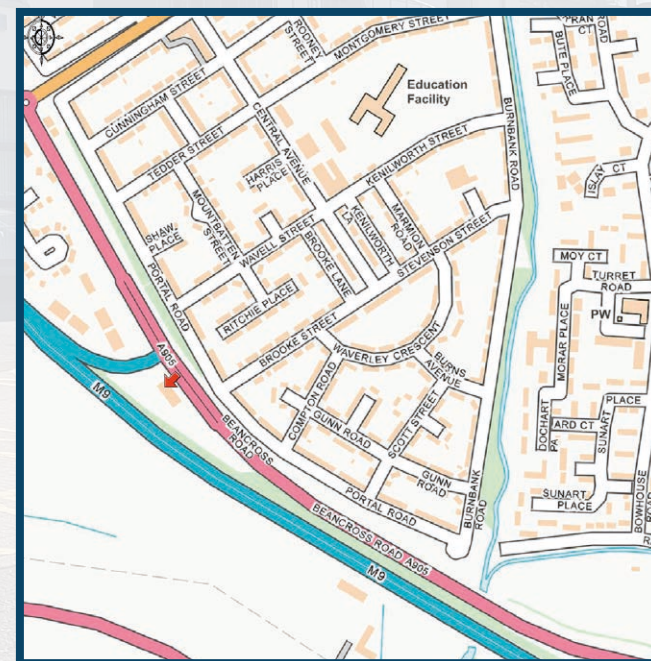
E: michael.mcintyre@dmhall.co.uk / helana.clarkson@dmhall.co.uk

**VIEWING:**

Strictly by arrangement with the agents.

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