



TO LET - Warehouse/Workshop

UNITS A & B OLD CALLANDER SAWMILL,
ABBOTS ROAD, FALKIRK, FK2 7UY

- Flexible warehouse/workshop accommodation
- Unit A – 33,600 sq ft with 1.9 acre secure yard
- Unit B – 8,716 sq ft
- Excellent motorway access
- Flexible terms available



LOCATION:

The subjects lie on the eastern side of Abbots Road, directly adjacent to its junction with the A9 which provides direct access to junction 6 of the M9 motorway as well as to the west of Falkirk.

The subjects form part of Bankside Industrial Estate, which lies on the northeastern outskirts of Falkirk and provide accommodation for a range of local and national occupiers including Barenbrug UK, Veolia and GAP Hire Solutions.

Falkirk itself comprises an important town within Central Scotland, lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities and benefits from excellent motorway and rail communication links.

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

DESCRIPTION:**Unit A**

The subjects comprise a substantial warehouse/workshop unit which also benefits from a secure yard of 1.9 acres.

The unit incorporates a two-storey office/administration section together with the main warehouse.

The subjects an internal eaves height of 4.05 m with vehicular access provided by means of 4 roller entrance doors.

Unit B

The subjects comprise a detached workshop unit which has the benefit of 2 vehicular roller entrance doors. Internally the subjects provide a main workshop area and have an eaves height of 3.4 m.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Unit A – 3,121.35 sq m (33,600 sq ft)

Unit B – 809.71 sq m (8,716 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value:-

Unit A - £92,000

Unit B - £27,250

LEASE TERMS:

The subjects are offered on a normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENT

Unit A - £150,000 per annum exclusive

Unit B - £35,000 per annum exclusive

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk

juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

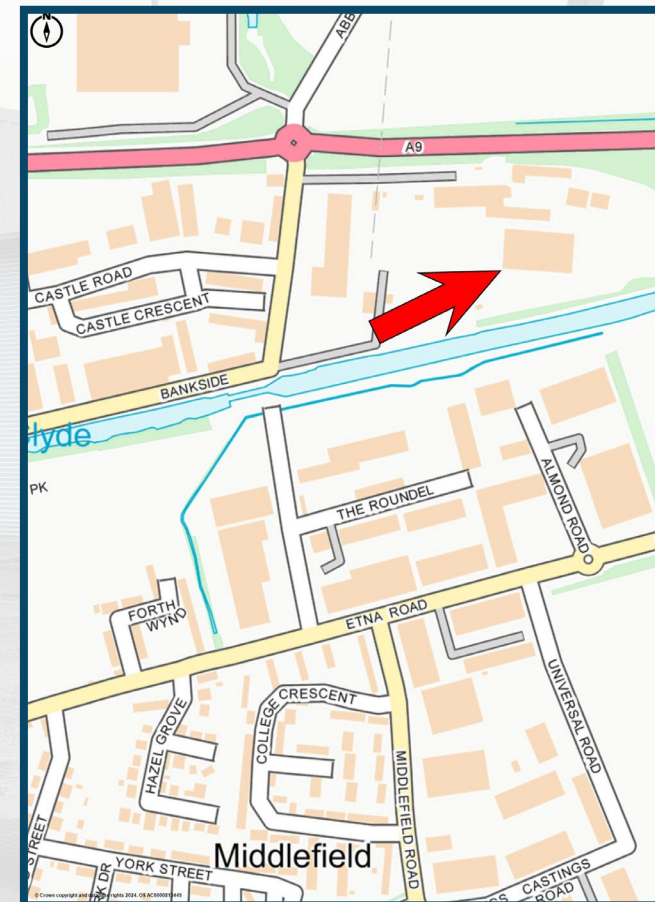
By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3271

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