

10 FORBES COURT

TO LET

INDUSTRIAL / WORKSHOP PREMISES
487 SQ M (5,242 SQ FT)

ON THE INSTRUCTIONS OF

LCP

07971 480827
www.lcpproperties.co.uk

MIDDLEFIELD INDUSTRIAL ESTATE | FALKIRK | FK2 9HQ

ESTABLISHED INDUSTRIAL / TRADE LOCATION
SUITABLE FOR A VARIETY OF USES
AVAILABLE IMMEDIATELY
BENEFITS FROM OFFICES OVER 2 FLOORS

**REFURBISHED TO
A HIGH STANDARD**





LOCATION

The subject premises are located on the north east side of Falkirk lying within close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway.

More precisely the subject premises are situated on Forbes Court, Middlefield Industrial Estate, Falkirk which lies just off Etna Road which in turn connects the industrial location to Falkirk town centre.

This location is an attractive trade counter location with neighbouring occupiers including City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham, B&Q and Edmundson Electrical.

DESCRIPTION

The property comprises a mid terraced industrial unit of steel frame construction with insulated cladding under a pitched and clad roof.

Internally the property provides open industrial / workshop space with a minimum eaves height of 4.8 metres along with 2 storey offices and staff welfare facilities to the front elevation.

The high quality refurbishment has recently been completed.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows:

487 sqm (5,242 sqft) together with allocated car parking in front of the premises.

BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £31,750 resulting in Rates Payable (2023/24) of approximately £15,800 per annum.



**AN ATTRACTIVE
TRADE COUNTER
LOCATION**

SPECIFICATION



OFFICE / TRADE
COUNTER



YARD +
PARKING



ELECTRIC ROLLER
SHUTTER DOOR



TRANSLUCENT
ROOF PANELS



LED
LIGHTING



3 PHASE
ELECTRICITY



GAS
SUPPLY



WC
FACILITIES







TERMS

The property is available immediately on a new full repairing and insuring lease for a rent to be agreed. Further information on lease terms is available from the letting agents.

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

VAT

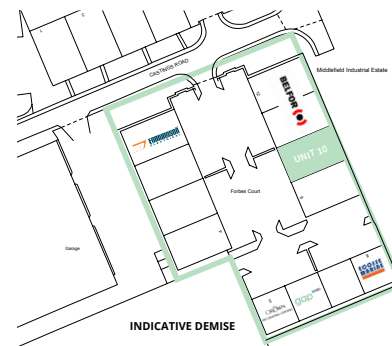
All rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of this lease.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D+. A copy of this certificate is available upon request.



FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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