

DM HALL

To Let

Flexible Office
Suites

The Courtyard
Callendar Business
Park
Falkirk
FK1 1XR



Property Details

- A range of flexible office suites
- 483 sq ft to 1203 sq ft
- Suites can be combined
- Shared kitchen facilities incorporated
- Dedicated parking provided
- Parkland setting

LOCATION:

The Courtyard is situated within the attractive landscaped surrounds of Callendar Business Park. The business park is located approximately 1 mile east of Falkirk town centre and benefits from excellent communication links. The property is easily accessed from junctions 5 & 6 of the M9 motorway, providing direct links to Edinburgh in the East and Glasgow in the west..

Falkirk itself comprises an important town within central Scotland, forming the main administrative centre for the surrounding district and as such providing extensive retail, leisure and local government facilities. The towns position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the M9 & M876 lying to the east and west respectively.

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



Property Details

DESCRIPTION:

The subjects comprise a range of office suites which benefit from the following features:-

- Raised access floors
- Suspended ceilings incorporating modern lighting
- Gas fired central heating
- Shared kitchen facilities
- Dedicated car parking

ACCOMMODATION & FLOOR AREAS :

Presently, the following office suites are available:

| Suite | Size (Sq Ft) | Rental (per annum ex-clusive) | Availability |
|----------|------------------|-------------------------------------|--------------|
| Suite 3a | 170 | £22 per sq ft | Let |
| Suite 3B | 135 | £22 per sq ft | Available |
| Suite 3C | 321 | £22 per sq ft | Let |
| Suite 3D | 239 | £22 per sq ft | Let |
| Suite 3E | 219 | £22 per sq ft | Let |
| Suite 3F | 267 | £22 per sq ft | Let |
| Suite 3K | 115 | £22 per sq ft | Let |
| Suite 3G | 595 | £18 per sq ft | Let |
| Suite 3H | 593 | £18 per sq ft | Available |
| Suite 3I | 287 | £22 per sq ft | Available |
| Suite 3J | 286 | £22 per sq ft | Let |
| Suite 6B | 630 | £22 per sq ft | Under Offer |
| Suite 7A | 1,089 | £18 per sq ft | Available |
| Suite 7C | 438 | £22 per sq ft | Available |
| Suite 8A | 470 | £22 per sq ft | Let |
| Suite 8B | 472 | £22 per sq ft | Let |



Property Details

LEASE TERMS

Rentals are inclusive of service charge, utilities and Internet. The incoming tenants will be responsible for any rates liability pertaining to the subjects.

Leases will be structured on an initial one year basis which will continue quarterly thereafter until either party serves 3 months notice to quit.

The landlord is willing to consider longer term agreements, subject to appropriate terms.

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.

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.

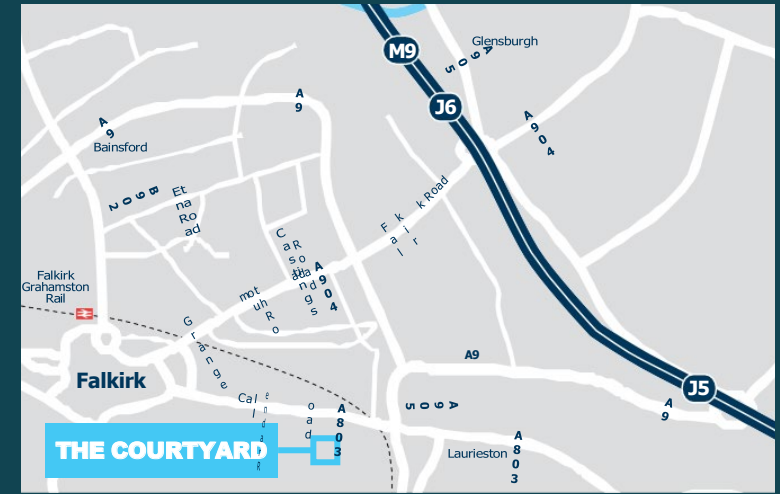
VIEWING

Strictly by appointment through the sole letting agents.

DM HALL



Regulated by
RICS



Make an enquiry

Michael McIntyre
Michael.mcintyre@dmhall.co.uk

Juliet Robertson
Juliet.robertson@dmhall.co.uk

DM Hall Commercial Department
Unit 6a The Courtyard
Callendar Business Park
Falkirk, FK1 1XR

01324 628321

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.