

DM HALL

To Let

Incentives
Available



**Trade Counter/
Warehouse**

**Unit C Etna Road
Falkirk, FK2 9EG**

**577.67 SQ M —
6,218 SQ FT**

Property Details

- Prominent Trade Counter/warehouse premises
- Busy main road frontage
- High quality internal fit out
- Immediate entry available

LOCATION:

The subjects occupy a high-profile position on the northern side of Etna Road, lying within the heart of Falkirk's Middlefield Industrial Estate.

Etna Road comprises a well-established trade counter/industrial location with neighbouring tenants including Toolstation, Screwfix, Jewson, Dingbro and Tile Giant.

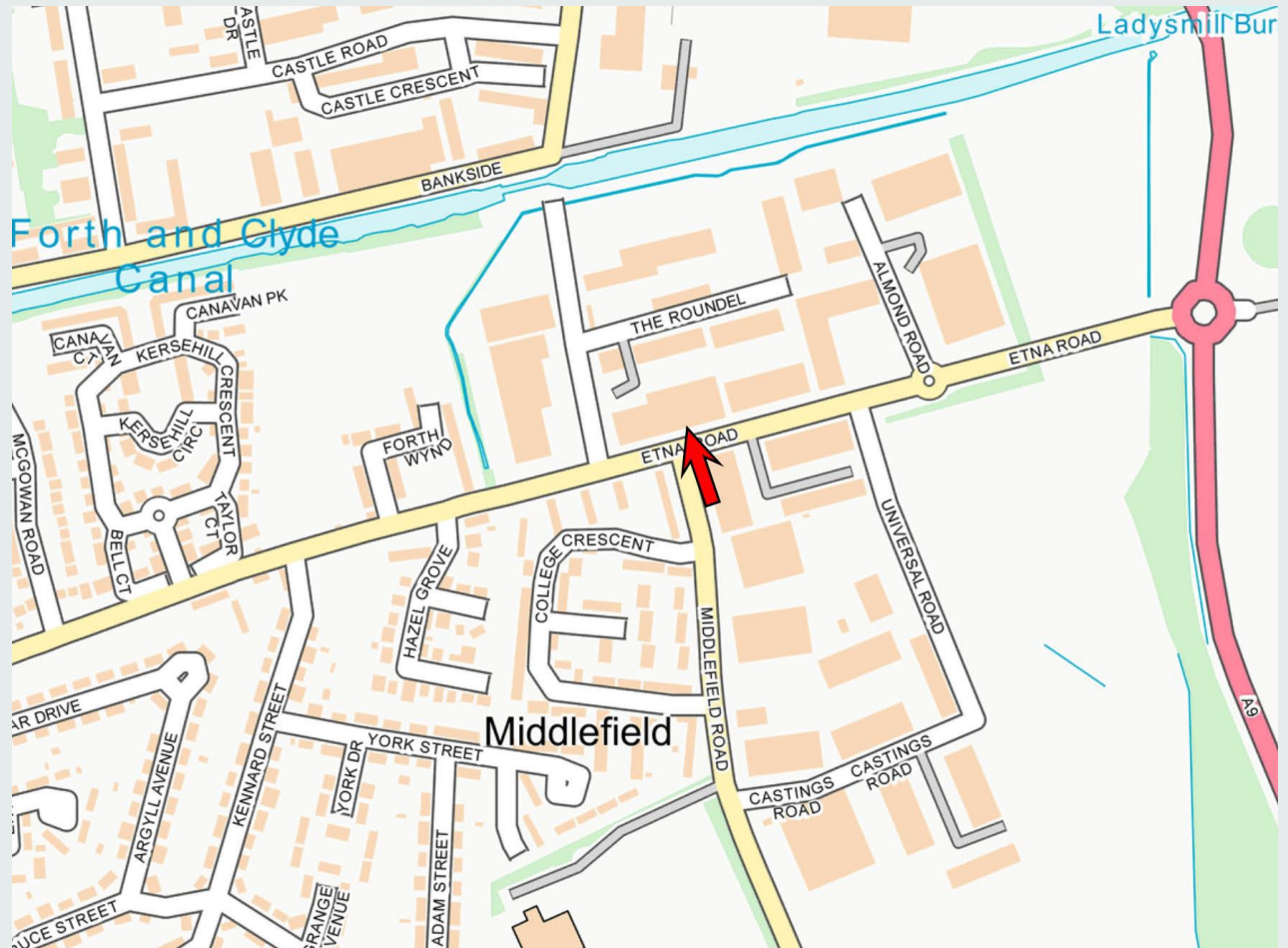
The properties position provides the subjects with excellent access ability to the M9 via junction 6, which in turn connects with Scotland's principal motorway network.

Falkirk itself comprises an important town within the central belt lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. The town enjoys excellent communication links with the M9 and M876 lying to the east and west respectively.

DESCRIPTION:

The subjects comprise a mid-terraced trade counter/warehouse premises which is of steel frame construction, clad externally in insulated profile metal sheeting.

The property enjoys a trade counter style frontage to Etna Road and has been developed internally to accommodate a range of office, staff and warehouse accommodation, all of which is finished to a good quality standard.



Property Details

Vehicular access is taken from the rear of the building with separate pedestrian access from Etna Road.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition, the ground floor on a gross internal basis with the first floor on a net internal basis.

Unit	SQ M	SQ FT
Ground floor	557.67	6,218

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £31,750.

LEASE TERMS:

The subjects are currently held on a 6-year full repairing and insuring lease from the 14th November 2022 at a passing rental of £50,000 per annum exclusive. Rent reviews are on a 5 yearly upward only basis and the lease is subject to a schedule of condition.

Our clients are now seeking to assign their leasehold interest, albeit consideration will be given to subletting.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.



Make an enquiry

Michael McIntyre

Juliet Robertson

falkirkproperties@dmhall.co.uk

DM Hall LLP

Unit 6A, Callendar Business Park, The Courtyard
Falkirk FK1 1XE
01324 628321



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