DMHALL

To Let



Warehouse/ Industrial

Units 5,6,7 (30)
Abbots Road,
Bankside Industrial
Estate,
Falkirk
FK2 7XP

1,048.50 SQM 11,286 SQ FT

Property Details

- Flexible warehouse/industrial premises
- Easy access to the A9/M9
- May sub divide
- Offers of £75,000 per annum invited.

LOCATION:

The subjects are situated on the eastern side of Abbots Road, in close proximity to its principal junction with the A9, lying on the northeastern outskirts of Falkirk's Bankside Industrial Estate.

The premises occupy an excellent position in terms of road communication links with the A9 providing direct access to junction 6 of the M9 which lies approximately 1 mile to the southeast.

Bankside Industrial Estate comprises one of Falkirk's principle commercial areas which provides a range of commercial and industrial accommodation for various national and local occupiers. Operators within the immediate vicinity include Dulux Decorator Centre, GAP Hire Solutions and Veolia Environmental Services.

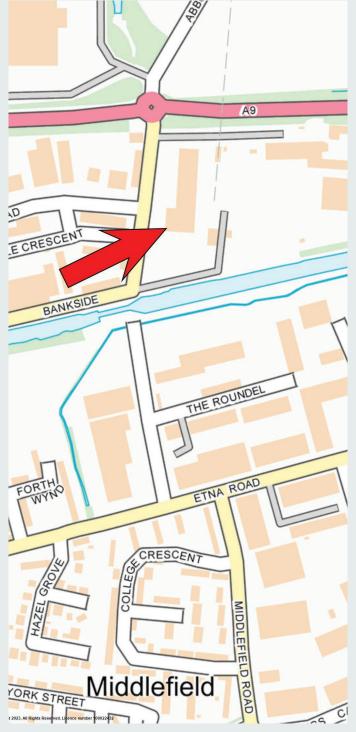
Falkirk itself comprises an important town within Central Scotland lying midway between Edinburgh and Glasgow forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities and benefits from excellent motorway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

The location of the subjects is shown on the appended plan









Property Details

DESCRIPTION:

The subjects comprise warehouse/industrial premises contained within an end terraced unit which is of traditional steel frame construction, having a range of brick and insulated profile metal infill walls. The unit is contained under a pitched roof which is similarly clad in insulated profile metal sheeting.

Vehicular access to the subjects is provided by means of 3 up and over entrance doors, with a number of pedestrian pass doors also incorporated.

Internally the subjects are arranged to provide the main warehouse section together with a range of office/kitchen and staff facilities.

The subjects provide an eaves height of 6.3m.

Consideration will be given to subdividing, subject to suitable terms.

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.

FLOOR	SQ M	SQ FT
Ground	1048.50	11286

Consideration will be given to subdividing the subjects, the property capable of being split into the following component sections:-

FLOOR	SQ M	SQ FT
Unit 5	296.25	3189
Unit 6	300.00	3229
Unit 7	452.25	4868





ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £49.250

LEASE TERMS:

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

RENTAL:

Offers of £75,000 per annum exclusive are invited.

Consideration will be given to subdividing the subjects into component sections, subject to the agreement of acceptable terms.

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:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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DM Hall Agency Department

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01324 628321 (Agency Department)

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