

DM HALL

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

DM HALL



Regulated by
RICS

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

Michael McIntyre

Juliet Robertson

fifeagency@dmhall.co.uk

DM Hall Agency Department

Unit 6a The Courtyard

Callendar Business Park, Falkirk, FK1 1XR

01324 628321 (Agency Department)

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