

DM HALL

To Let

Trade Counter/
Industrial Premises

Unit 3
St John's Sawmill
Etna Road
Falkirk
FK2 9EG



405.38 SQ M —
4,363 SQ FT

Property Details

- Trade counter/industrial premises with mezzanine offices
- Four dedicated parking spaces and overflow customer parking
- Close to Falkirk town centre/Middlefield Industrial Estate
- Rental offers in the region of £25,000 per annum invited

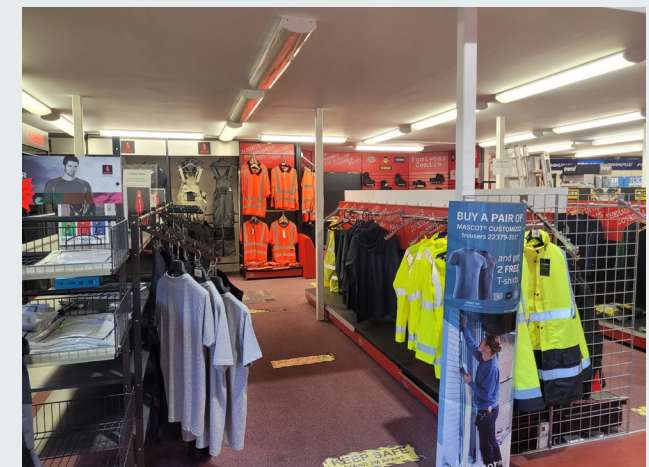
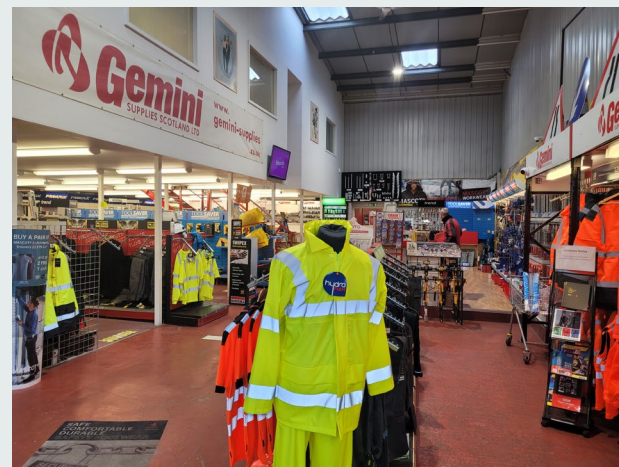
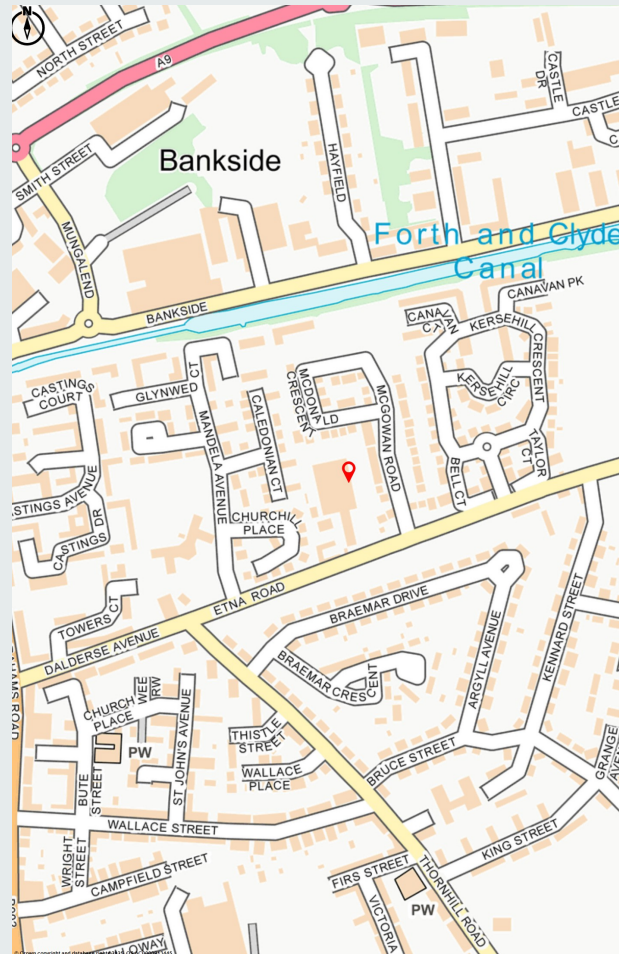
LOCATION:

The subjects are situated on the northern side of Etna Road, between the junctions with McGowan Road and Mandela Avenue approximately half a mile to the northeast of Falkirk town centre and a third of a mile to the west of Middlefield Industrial Estate.

The premises form part of a larger industrial complex which is home to a variety of occupiers to include Sealco, Thistle Foods, Falkirk Council and Caledonian Freight.

Etna Road has good road links to the east with the A9 Falkirk bypass, with road links to junction 6 of the M9 motorway. To the west Etna Road connects with Grahams Road which leads into Falkirk town centre. It is a busy road route and the subjects benefit from prominent signage on the road frontage.

Falkirk 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.



Property Details

DESCRIPTION:

The subjects comprise a mid-terraced single storey trade counter/industrial unit which forms part of a larger industrial complex. The building is of traditional steel frame construction having a concrete floor, block or profile metal sheet walls and an insulated profile metal sheet roof. The property has an eaves height of approximately 6.65 metres. Externally there are four allocated parking spaces with additional overflow customer parking available.

Access is by means of a trade counter style frontage which has been formed within the opening of the original vehicular entrance door. There are double leaf glazed entrance doors and an external roller shutter to protect the doors externally. There is also a pedestrian pass door in the front elevation which leads to a fire escape stair to the mezzanine office accommodation.

The mezzanine offices are formed on a metal frame and are accessed by an open riser metal staircase from the main warehouse area. These have been arranged to provide 4 office rooms, tea prep/staff room, storage and ladies and gents toilet facilities.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition,

Unit	SQ M	SQ FT
Ground floor - trade counter/ warehouse	265.72	2,860
Mezzanine- offices	139.66	1,503
TOTAL	405.38	4,363

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

The unit currently forms part of a larger property and accordingly will require to be assessed for rating purposes as a separate unit.

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 in the region of £25,000 per annum exclusive are invited.

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

Juliet Robertson

Michael McIntyre

Falkirkproperties@dmhall.co.uk

DM Hall Commercial Department

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

01324 628321

DM HALL



Regulated by

RICS®

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