

# FORBES COURT

**TO LET**

INDUSTRIAL / WORKSHOP PREMISES  
2,989 - 8,231 SQ FT AVAILABLE

ON THE INSTRUCTIONS OF

**LCP**  
part of MCore

07741  
951843

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MIDDLEFIELD INDUSTRIAL ESTATE | FALKIRK | FK2 9HQ



UNIT 2 - 5,345 SQ FT

UNIT 8 - 2,989 SQ FT

ESTABLISHED INDUSTRIAL / TRADE LOCATION

BENEFITS FROM OFFICES OVER 2 FLOORS





## LOCATION

The subject premises are located on the north east side of Falkirk lying within close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway.

More precisely the subject premises are situated on Forbes Court, Middlefield Industrial Estate, Falkirk which lies just off Etna Road which in turn connects the industrial location to Falkirk town centre.

This location is an attractive trade counter location with neighbouring occupiers including City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham, B&Q and Edmundson Electrical.

# FORBES COURT



## DESCRIPTION

The premises comprises mid terraced industrial units of steel frame construction with insulated cladding under pitched and clad roofs.

Internally the units provide open industrial / workshop space with a minimum eaves height of 4.8 metres along with 2 storey offices and staff welfare facilities to the front elevations.

## ACCOMMODATION

	sq m	sq ft
Unit 2	497	5,345
Unit 8	278	2,989
<b>Total</b>	<b>775</b>	<b>8,334</b>

## BUSINESS RATES

	Rateable Value	Rates Payable per annum
Unit 2	£27,250	£13,570
Unit 8	£18,500	£9,213



INDICATIVE  
INTERNAL  
PHOTOS

## SPECIFICATION



OFFICE / TRADE  
COUNTER



YARD +  
PARKING



ELECTRIC ROLLER  
SHUTTER DOOR



TRANSLUCENT  
ROOF PANELS



LED  
LIGHTING



3 PHASE  
ELECTRICITY



GAS  
SUPPLY



WC  
FACILITIES



INDICATIVE  
INTERNAL  
PHOTOS

**ATTRACTIVE TRADE  
COUNTER LOCATION**



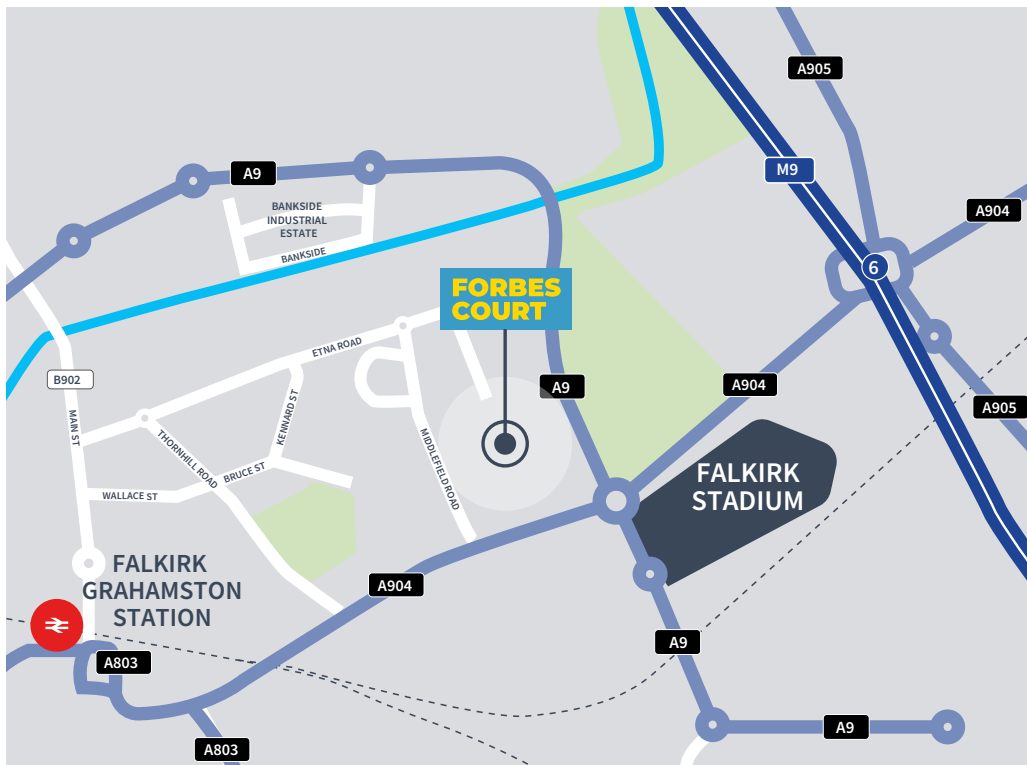
INDICATIVE  
INTERNAL  
PHOTOS



INDICATIVE  
INTERNAL  
PHOTOS







## TERMS

The properties are available immediately on a new full repairing and insuring lease for a rent to be agreed.

**Unit 2** - £41,500 per annum

**Unit 8** - £24,000 per annum

Further information on lease terms is available from the letting agents.

## SERVICE CHARGE

There is a small service charge for the common maintenance of the estate.

Further details are available upon request.

## VAT

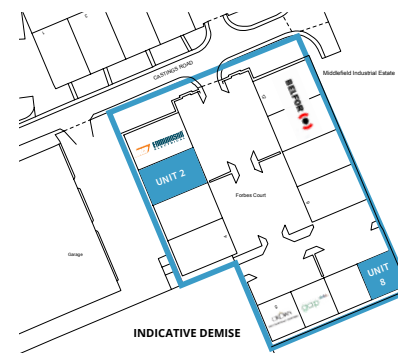
All rents are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of this lease.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D+. A copy of this certificate is available upon request.



## FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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