

DM HALL

To Let

**Warehouse/
Storage**

**Unit 3 Sovereign
Building,
Burnbank Road,
Falkirk,
FK2 7PE**

**201.71 sq m
2,171 sq ft**



Property Details

- Flexible warehouse/storage accommodation
- Flexible lease terms available
- Competitive rental of £4.00 per sq ft
- Separate office suite also available

LOCATION:

The subjects are situated on the norther side of Burnbank Road, to the west of its junction with Main Street, lying within the Bainsford district of Falkirk.

Burnbank Road comprises a predominantly commercial location with nearby occupiers including Gambero Rosso, Lazy Days Sofas and Carpetways.

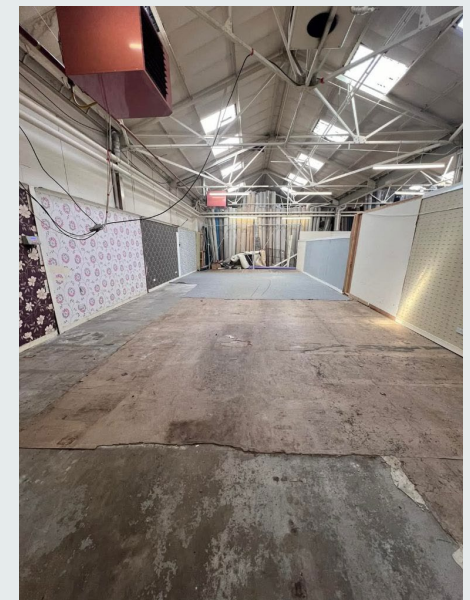
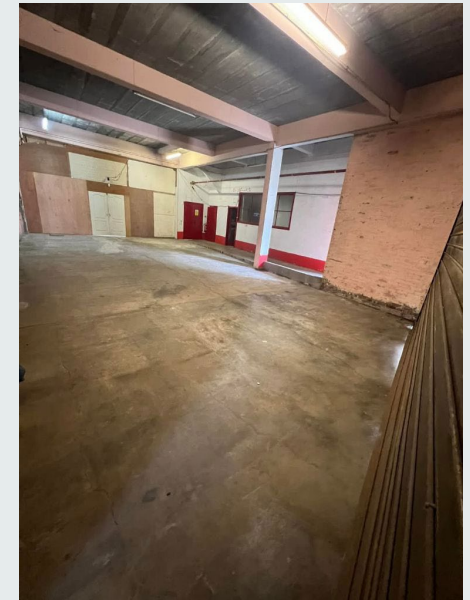
Falkirk itself comprises an important town within central Scotland lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such the town provides extensive retail, leisure and local government facilities, benefitting from excellent motorway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

DESCRIPTION:

The subjects comprise a ground floor warehouse/storage unit which forms part of the larger Sovereign building situated on the northern side of Burnbank Road.

Vehicular access to the subjects is provided by means of a roller entrance door taken from Burnbank Road with a separate pedestrian pass door also incorporated.

Internally the subjects provide flexible warehouse/storage accommodation which has a clear head height of 4 metres.



Property Details

ACCOMMODATION & FLOOR AREAS :

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

Ground Floor 201.71 sq m 2,171 sq ft

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £13,900 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for a rates discount.

LEASE TERMS:

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

RENTAL:

Offers of £8,700 per annum exclusive are sought.

UTILITIES:

The tenant will be responsible for an equitable share of all mains utility costs.

LEGAL COSTS:

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

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

Make an enquiry

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DM HALL



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RICS

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