



# FOR LEASE

Unit E, Lochlands Industrial  
Estate, Larbert, FK5 3NS

**Elev8**  
Access Platforms PartV  
Reliability

01324 463075  
www.elev8hire.com

483.56 sq m | 5,205 sq ft



Excellent  
transport links



On site  
parking



Secure  
allocated yard



3 phase  
power supply



Roller shutter door  
(2.95m (H) x 4.54m (W))



Eaves from  
3.86m up to 4.36m

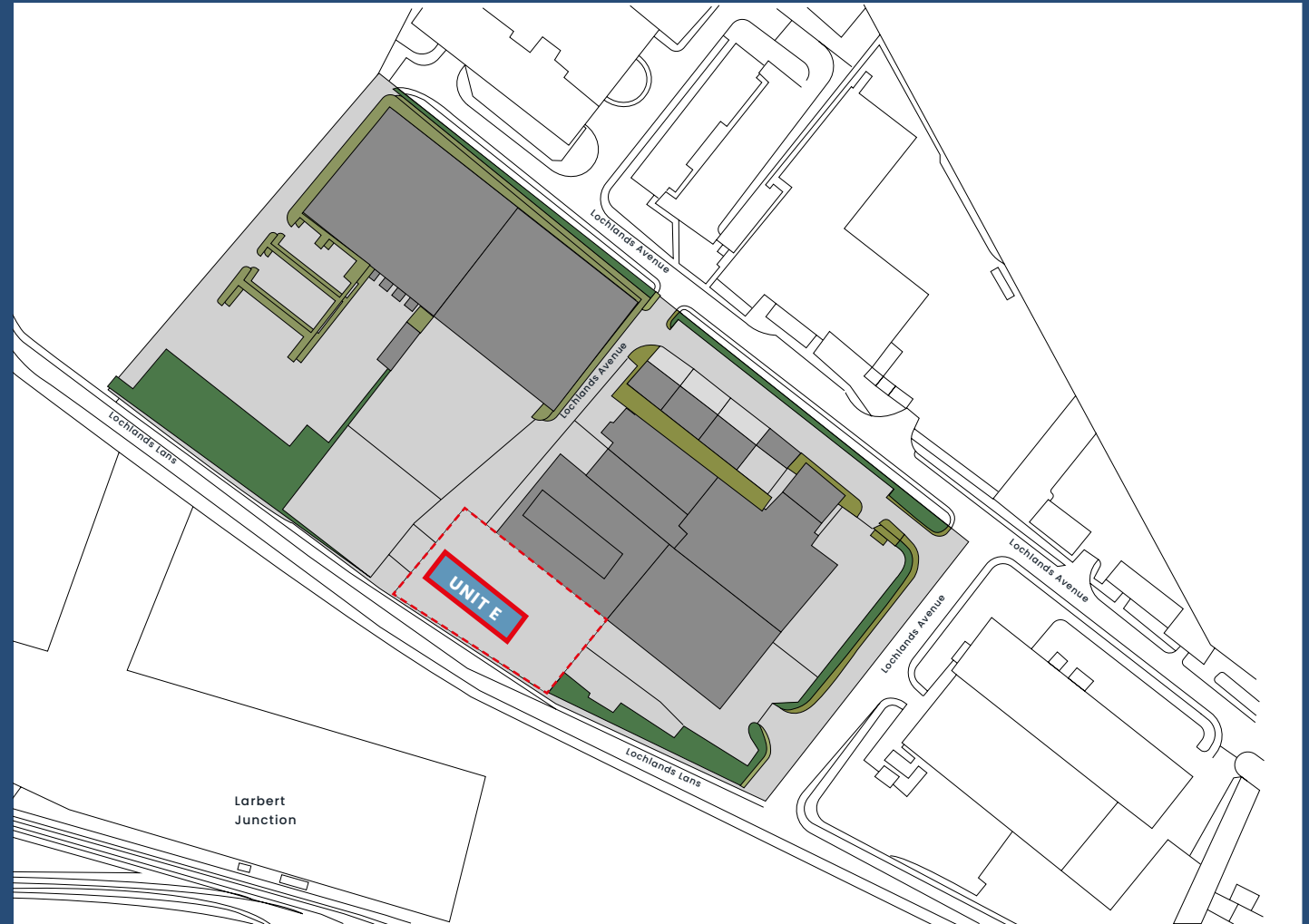


Office

## Location

Lochlands Business Park lies on the outskirts of Larbert town centre and 2 miles north west of Falkirk, within the heart of central Scotland.

The park's location offers excellent accessibility to all Scotland's major cities, via the central Scotland motorway network, with Edinburgh lying some 22 miles to the east and Glasgow 20 miles to the west. In addition, the substantial port facilities of Grangemouth lie within easy reach, as do both Edinburgh and Glasgow airports.



## Description

The property comprises a detached warehouse unit of steel portalframe construction. Vehicular access is taken via a roller shutter door with a separate pedestrian door.

Internally the subjects provide a warehouse/workshop unit which benefits from 3 phase power supply, concrete flooring and welfare facilities and office.

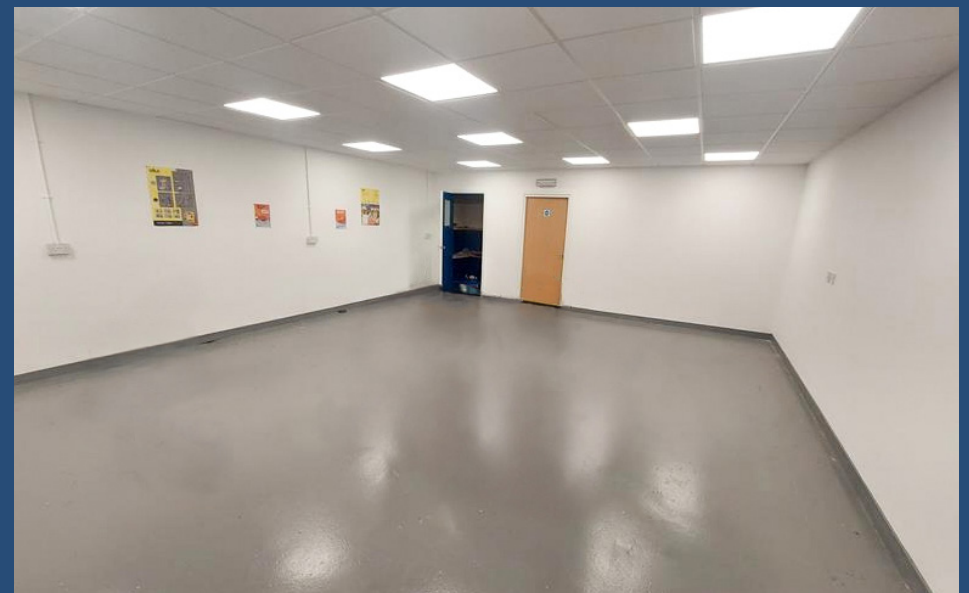
The business park contains an excellent mix of occupiers such as Xtreme Karting, Sulzer and Bidfood.

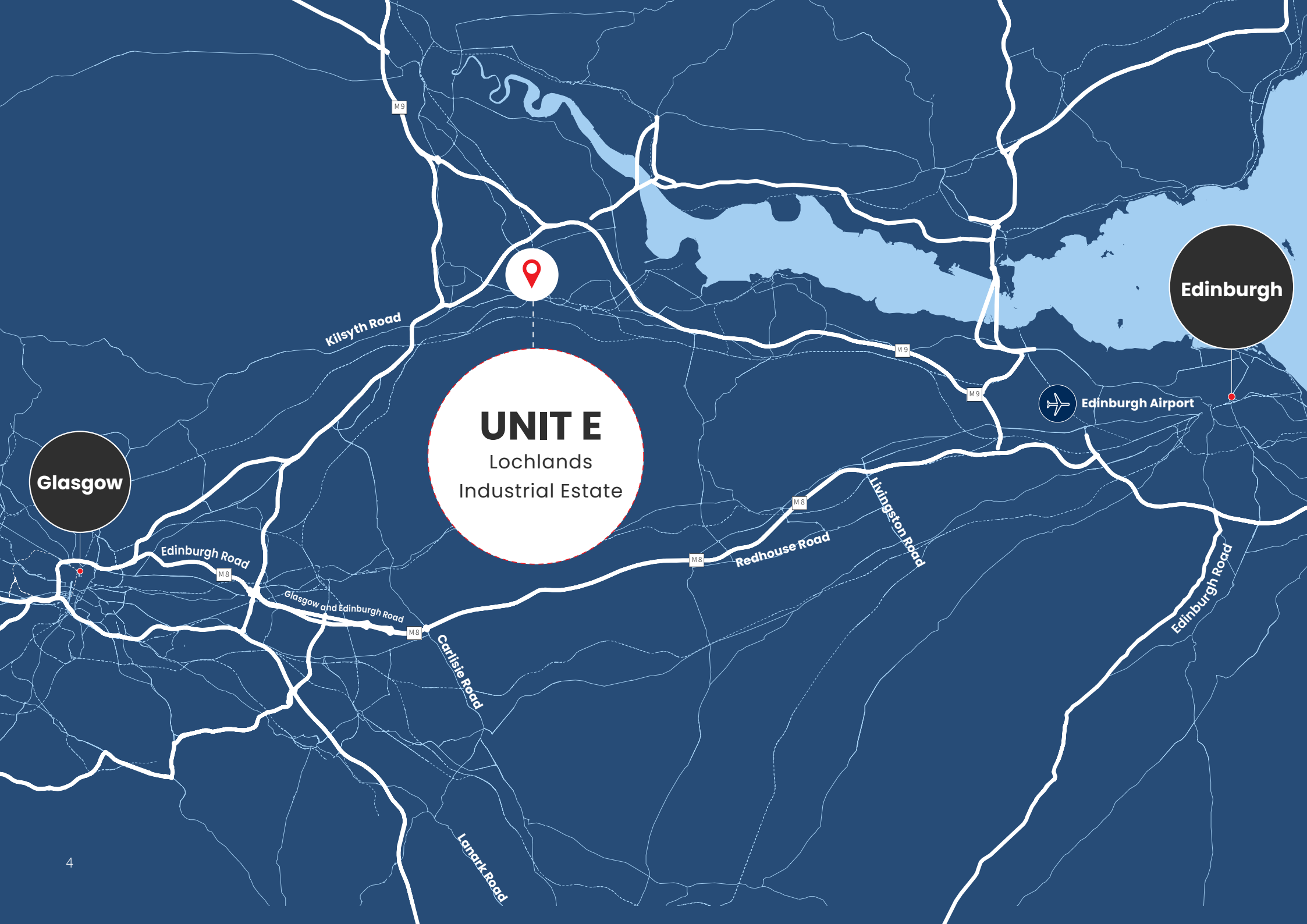
\*\*\* Please note that the images are indicative only\*\*\*\*

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - E	5,205	483.56	Available
<b>Total</b>	<b>5,205</b>	<b>483.56</b>	





Glasgow

# UNIT E

Lochlands Industrial Estate

Edinburgh

Edinburgh Airport

Edinburgh Road

Glasgow and Edinburgh Road

Carlisle Road

Redhouse Road

Livingston Road

Edinburgh Road

Kilsyth Road



# FOR LEASE

Unit E, Lochlands Industrial Estate

**Aiva Ivoskute**

0131 301 6751 | 07540 141945

[aiva.ivoskute@jll.com](mailto:aiva.ivoskute@jll.com)

**Rhys Davies**

0131 243 2225 | 07809 231455

[rhys.davies@jll.com](mailto:rhys.davies@jll.com)

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