

INDUSTRIAL

ara

Andrew Reilly Associates

0131 229 9885



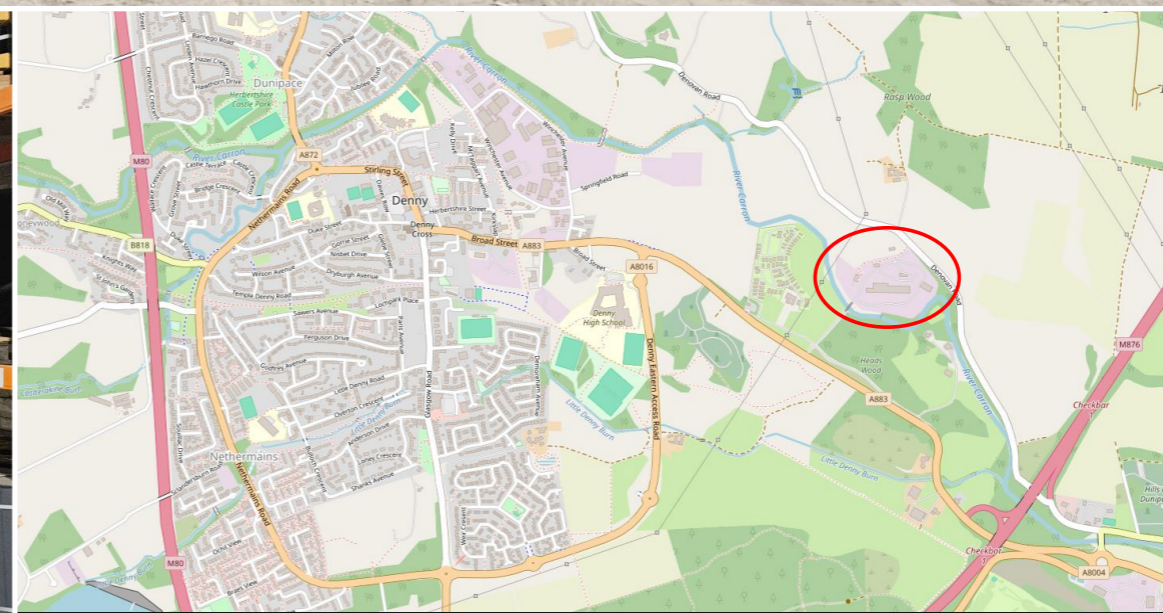
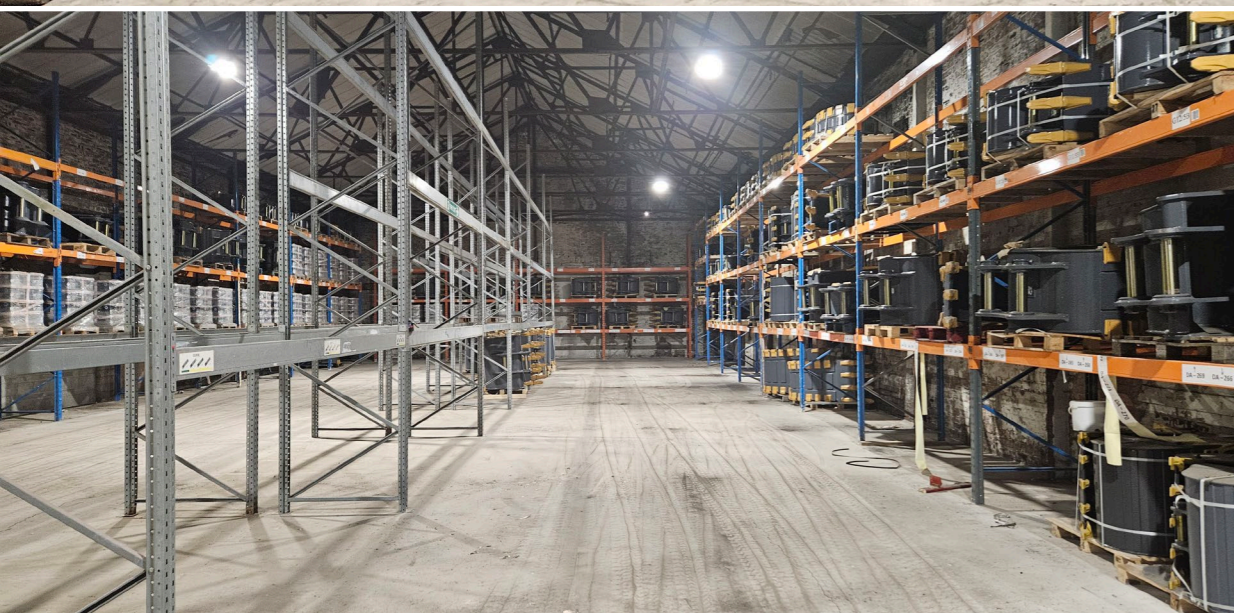
TO LET

INDUSTRIAL UNIT WITH YARD

HEADSWOOD MILL, DENNY, FK6 6BL

- GOOD QUALITY STORAGE/PRODUCTION SPACE
- 766.86 SQ M (8,255 SQ FT)
- 6M EAVES (9.6M APEX)
- EXTERNAL STORAGE/YARD SPACE



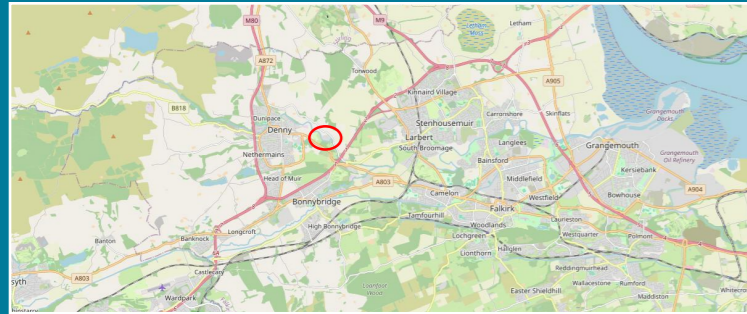


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Location

Headwood Mill is located in the Forth Valley, approximately 4 miles east of Denny and 12 miles west of Falkirk.

The site benefits from excellent communication links, being situated approximately 1 mile from Junction 1 of the M876, which provides direct access to the M80 to the south and M9 to the west connecting the site with Stirling, Glasgow and Edinburgh.



Description

The unit provides good quality industrial accommodation with the following specification:

- 6m eaves, 9.6m apex
- External storage/yard area
- Reinforced concrete floors
- LED lighting
- Electrically operated 6mx6m roller shutter door

Accommodation

The accommodation has been measured in accordance with RICS Property Measurement (2nd Edition) and has the following gross internal area:

Industrial Unit 766.86 Sq M (8,255 Sq Ft)

Terms

The property is available to let on a full repairing basis for a term to be agreed. Further details are available from the sole letting agents.

Rateable Value

The premises will require to be reassessed for non-domestic rates.

VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

Energy Performance Certificate

The units will be assessed on completion and a copy of the Energy Performance Certificate can be provided on request.

Legal Costs

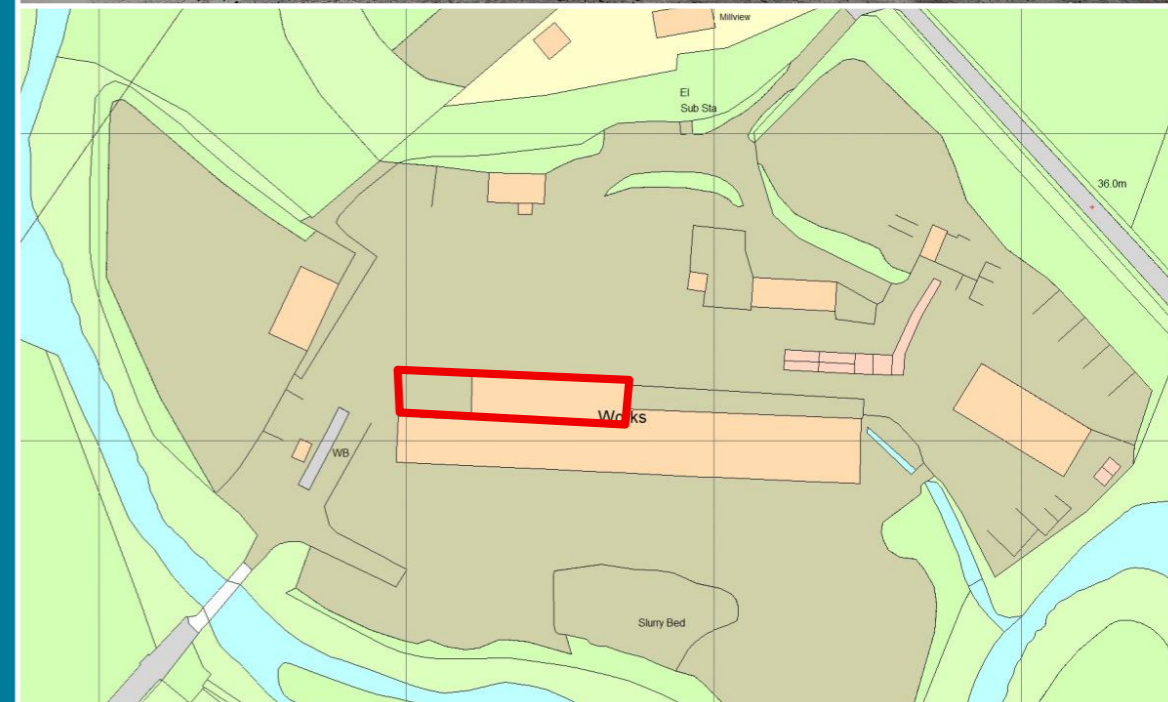
Each party will be responsible for the own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

Viewing & Further Information

Please contact sole letting agents:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.