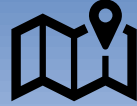


15 CASTLE ROAD BANKSIDE INDUSTRIAL ESTATE FALKIRK FK2 7XY



TO LET

GARAGE/VEHICLE WORKSHOP APPROX 665 SQ.M (7,158 SQ FT)

- Flexible garage/workshop premises
- Extensive office and staff accommodation
- 206 sq.m (2,216 sqft) steel framed mezzanine providing storage and staff mess accommodation
- 5m eaves height
- Vehicle inspection pit
- Secure yard



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Location

The subjects are situated on the southern side of Castle Road, in close proximity to its junction with Castle Crescent, lying within Falkirk's long established Bankside Industrial Estate.

Operators within the immediate vicinity include GAP Hire Solutions and Veolia. Falkirk lies midway between Edinburgh and Glasgow with excellent motorway and rail communication links.

Description

The subjects comprise a garage/workshop unit of steel frame construction with predominantly brick/block infill walls under a pitched roof clad in cement fibre sheeting. Vehicular access is via 2 roller entrance doors.

Internally the subjects provide a main workshop area with office and ancillary sections. A steel framed mezzanine provides additional storage. The eaves height is 5 metres with high level gas fired ambi-rads.

Accommodation

Ground floor – gross internal area – 665 sq m (7,158 sq ft)

Mezzanine floor – gross internal area – 206 sq m (2,216 sq ft)



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Planning

The premises are covered by the Falkirk Local Development Plan 2 (LDP2) as adopted on 7 August 2020.

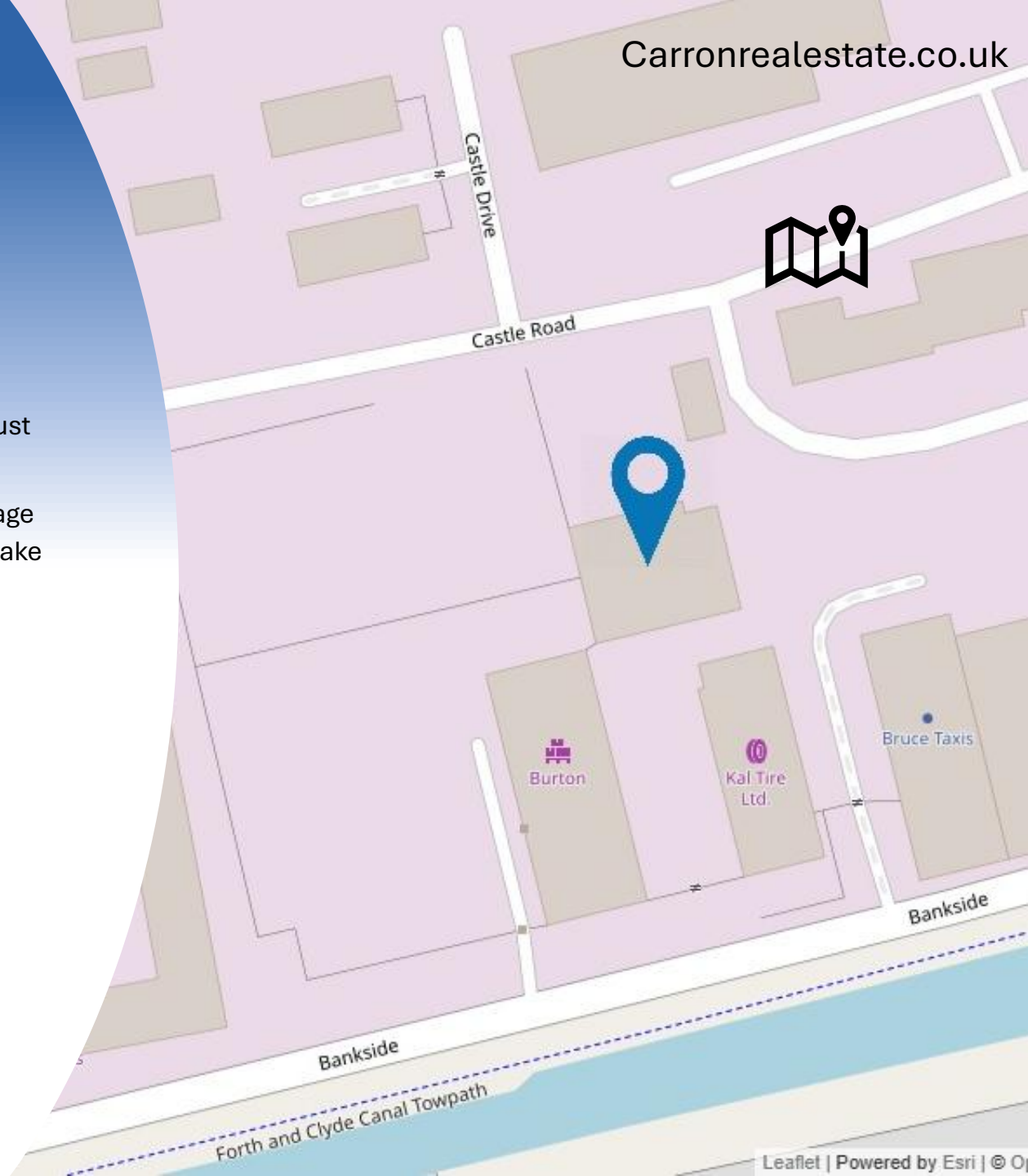
The premises may be suitable for industrial, storage and distribution use. Interested parties should make their own enquiries with Falkirk Council Planning Department, 01324 504950.

Rating

The subjects are entered in the valuation roll at a rateable value of £40,000.

Energy Performance Certificate

EPC Rating = Available on request.



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Lease Terms

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

Rent

On application

VAT

All prices quoted are exclusive of VAT.

Entry

Entry with vacant possession can be given immediately on conclusion of legal formalities.

Legal Costs

Each party is responsible for their own costs. The ingoing party is responsible for registration dues, LBTT and any other expenses.

Viewing & Further Information

By arrangement with letting agents:

Paul McInnes

Carron Real Estate Limited

Tel: 0131 235 2195

paulmcinnes@carronrealestate.co.uk