



UNIT D1
LOCHLANDS BUSINESS PARK
LARBERT
FALKIRK
FK5 3NS

TO LET

WAREHOUSE/WORKSHOP

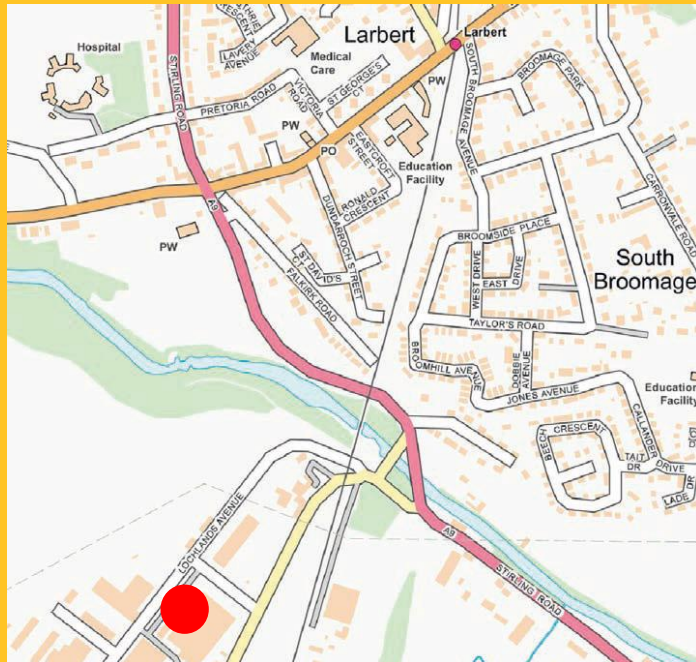
6,359 SQ FT (591 SQ M)

Location

Lochlands Business Park lies approximately 0.5 miles south 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 mid-terraced warehouse/workshop unit of steel portal frame construction, clad predominantly in insulated profile metal sheeting. Vehicular access is taken from the main frontage by means of an up and over entrance door with a separate pedestrian pass door also incorporated. Internally the subjects provide an open plan warehouse/workshop unit together with ladies' and gents' toilet facilities. The accommodation provides an internal eaves of 5.43 metres. The business park contains an excellent mix of occupiers such as Xtreme Karting Ltd, Dowding and Mills (UK) Ltd and BFS Group.



Terms

The accommodation is available to lease on new Full Repairing and Insuring Terms for a period to be agreed, which will incorporate regular rent reviews.

Business Rates

The property is entered into the current Valuation Roll with the following Rateable Value: £17,300.

Services

The unit is understood to be served by mains water and electricity supplies with drainage in to the public sewer.

EPC

An EPC has been undertaken for this property and a copy is available upon request.

Accommodation

The gross internal area (GIA) of the unit has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

	SQ FT	SQM
Unit D1	6,359	591

VAT

Unless otherwise stated all figures, prices etc, are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs, however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.

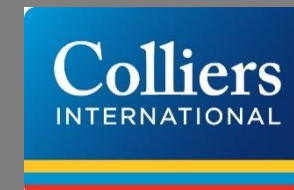


FURTHER INFORMATION



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