

TO LET
INDUSTRIAL UNIT AND SECURE YARD

 **GRAHAM
SIBBALD**



Unit 7
Redding Industrial Estate
Redding
Falkirk, FK2 9TT

- Modern Industrial Unit with Attractive Office Accommodation
- Separate Workshop/Stores and Paint-shed
- Secure Surfaced Yard
- Total Site Area Extends to Approximately 0.96 Acres
- Situated Close to Scotland's Motorway Network



LOCATION:

Falkirk is an important business centre within Central Scotland, lying mid-way between Edinburgh and Glasgow. The town is the main administrative centre for the surrounding district and provides a wide range of retail, leisure and local government facilities.

The subjects are situated in a prominent location within Redding Industrial Estate, which is situated around 3 miles to the south east of Falkirk Town Centre. Junctions 4 & 5 of the M9 motorway are both within a short drive of the subjects.

DESCRIPTION:

The subjects comprise an industrial site extending to approximately 0.96 acres. Situated on the site is a modern industrial unit, with adjacent office block, which also contains staff welfare facilities. There is also a separate workshop/store on the site, along with a small unit, previously used as a paint shed.

The yard area is predominantly laid out in concrete and is secured by palisade perimeter fencing.

According to our calculations, the subjects extend to the following approximate gross internal areas:

Area	sq.m	sq.ft
Manufacturing Workshop and Office Block	690.64	7434
Small Workshop/Storage Unit	262.53	2826
Paint Shed	32.00	344

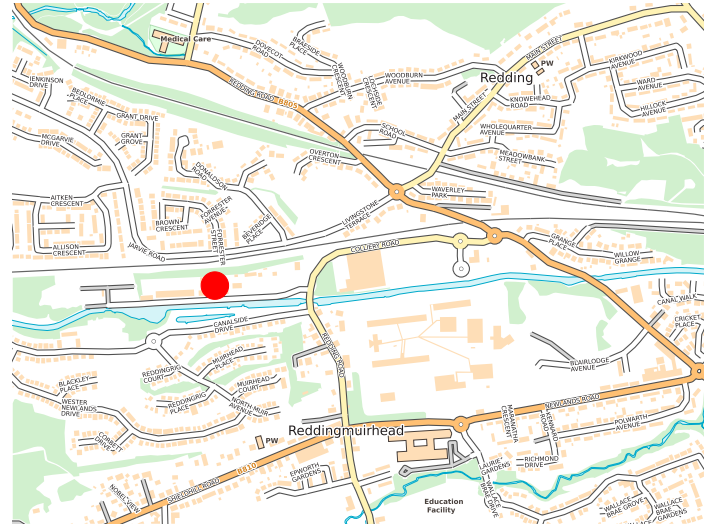
The total site area extends to approximately 0.96 acres.

RATING:

According to the Scottish Assessors Association website, the subjects are entered into the Valuation Roll as follows:

Rateable Value: £38,500





LEASE TERMS:

Our clients are offering a new Full Repairing and Insuring lease with flexible terms, at an initial annual rental of £50,000 per annum.

VAT:

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

EPC:

A copy of the Energy Performance Certificate is available on request.

ENTRY:

Early entry is available subject to conclusion of formal legal missives.

To arrange a viewing please contact:



ANDREW PEEL

Surveyor

andrew.peel@g-s.co.uk

07803 896 976



CONAL PHILIBEN

Commercial Property Agent

conal.philiben@g-s.co.uk

07771 528 190

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date Published: August 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.