

UNIT 5 CARRONGROVE BUSINESS PARK

CARRON
FALKIRK
FK2 8NZ



TO LET

**MODERN WORKSHOP WITH
OFFICE AND SECURE YARD**

**POTENTIAL FOR TRADE
COUNTER OR SHOWROOM USE**

**APPROX 616 SQ.M (6,630 SQ FT)
TOTAL SITE 0.65 ACRES**

- Large secure site extending to around 0.65 Acres with approximately 1,150sqm (12,380sqft) concrete surfaced yard.
- Potential Trade Counter or Motor Trade use subject to planning
- 2 level loading doors
- Extensive office accommodation



**HORIZON
GROUP**

UNIT 5 CARRONGROVE BUSINESS PARK

CARRON
FALKIRK
FK2 8NZ

Location

The premises are located to the north of Ochil Terrace in the established Carron area of Falkirk. Nearby occupiers include Huws Gray, RH Clydon and the Carron Works.

The main road access to the premises is via Carrongrove Road and New Carron Road which provided access north towards Stenhousemuir and south to Falkirk and the M9 motorway.

Accommodation

The premises comprise a self-contained industrial unit with notable features outlined below:

- Private and secure yard and parking spaces at the front of the property.
- Steel portal frame infilled with concrete block and clad externally with profiled sheet panels.
- 2 powered roller shutter access doors providing level access.
- 4.25m clear internal eaves height with a 5.6m apex.
- Modern Led warehouse lighting.
- Office and staff accommodation.

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

616 sqm (6,630 sqft)

1,150 sqm (12,380sqft) concrete surfaced yard

Total site extends to 0.65 acres (0.285Ha)



**HORIZON
GROUP**

UNIT 5 CARRONGROVE BUSINESS PARK

CARRON
FALKIRK
FK2 8NZ

Planning

The premises are covered by the Falkirk Local Development Plan 2 (LDP2) as adopted on 7 August 2020 designating the locality as a Core Business Area.

The premises have historically been used for Storage and Distribution use by a national engineering business; however, they may also be suitable for Trade Counter or Motor Trade use. Interested parties should make their own enquiries on specific uses and development proposals for the site with Falkirk Council Planning Department, 01324 504950.

Rating

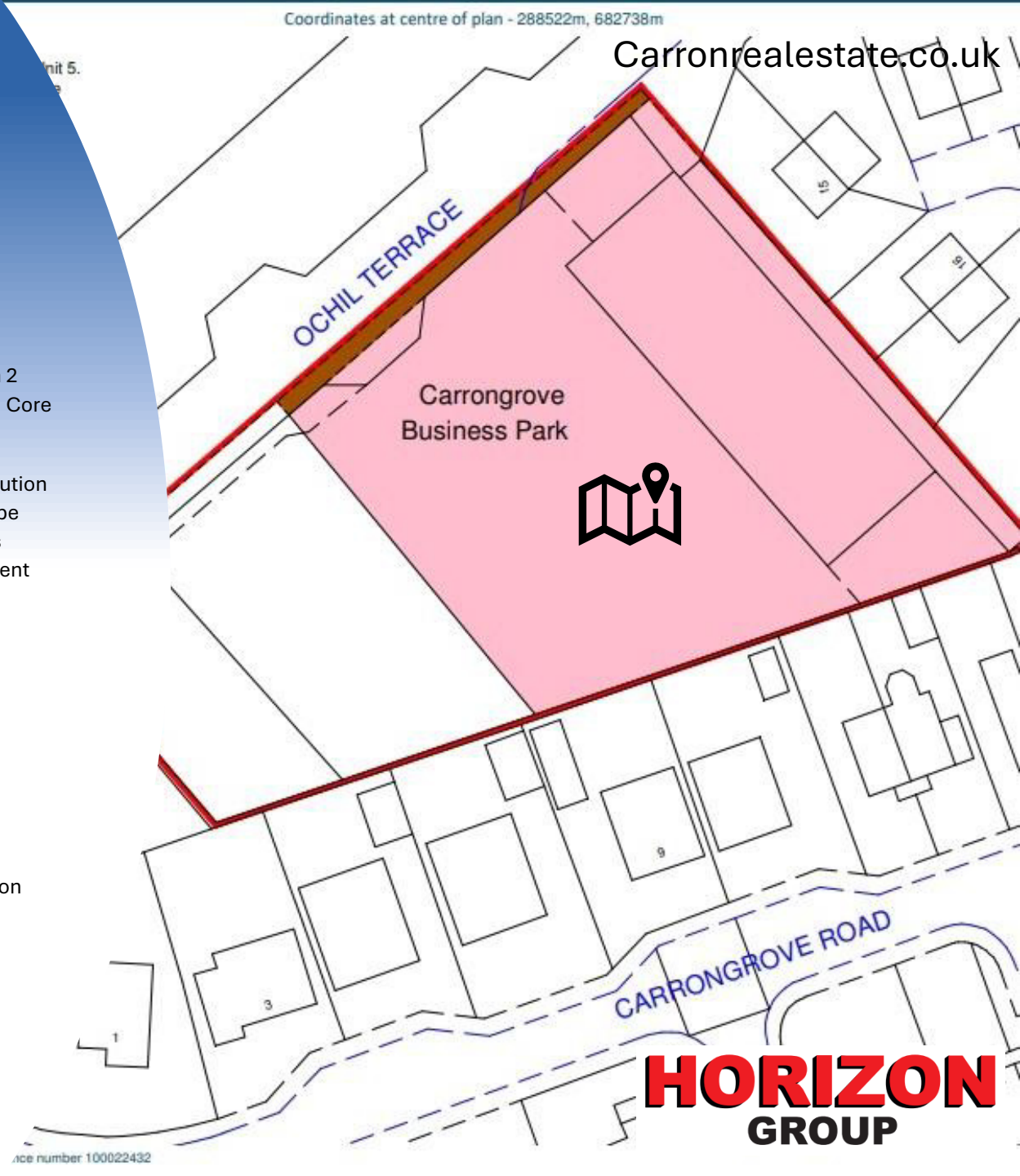
The premises are shown in the 2023 Valuation Roll as follows:

Rateable Value £24,500

Energy Performance Certificate

EPC Rating = TBC

A copy of the EPC and Recommendation report can be provided on request.



Carronrealestate.co.uk

HORIZON
GROUP

UNIT 5 CARRONGROVE BUSINESS PARK

CARRON
FALKIRK
FK2 8NZ

Lease Terms

The premises are available on a new full repairing and insuring lease.

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 shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, land and buildings transaction tax and any other expenses.

Viewing & Further Information

By arrangement with letting agents:

Paul McInnes

Carron Real Estate Limited

Tel: 0131 235 2195

Email: paulmcinnes@carronrealestate.co.uk

HORIZON GROUP



Carron Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Carron Real Estate Limited has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.