

Midthorn Studios 2a

**3,300 sq ft Unit on two floors
with possible Yard Storage**



**Located between Falkirk Stadium
and the M9 junction 6
at Grangemouth**

Midthorn Studios

The subjects comprise industrial / workshop and office units which form part of a larger complex totalling approx 12,500 sq ft.

There is a large level yard area of approx 1.5 acres with fenced compounds and container storage.

The property is available as a whole or divided into smaller areas from 900 sq ft - 4,500 sq ft.

The subjects are situated in Laurieston Road between the new Falkirk Stadium and the M9 motorway and near the new Falkirk Helix Project, adjacent to the kelpies and Grangemouth marina.

Neighbouring properties include Westfield Industrial Estate, Arnold Claark Citroen and Fiat garages and the Asda distribution complex.

The property is situated next to Evans Halshaw Vauxhall garage forecourt and opposite the TDG and W H Malcolm rail link warehousing. It is close to Thornbride sawmills and Wood Centre.

The subjects are well located to provide easy access to the motorway and also the northern distributor road and from there to both east and west of the town.



The Falkirk Grangemouth area is situated right at the heart of Central Scotland, mid way between Edinburgh and Glasgow with excellent road, rail and air links.

It is one of the best connected areas in the country, with easy access to both the M9 and M876.

The town forms the main administrative centre for the surrounding district and as such provides extensive retail, leisure and local government facilities.

Midthorn Studios 2a



This unit has reception, office, kitchen and toilet facilities

Ground floor 1500 sq ft

1st floor including canteen 1800 sq ft

Total area approx 3300 sq ft including upstairs area. Sliding wooden outer doors

Office accommodation and tea preparation facilities - Linked with unit 4 at the rear

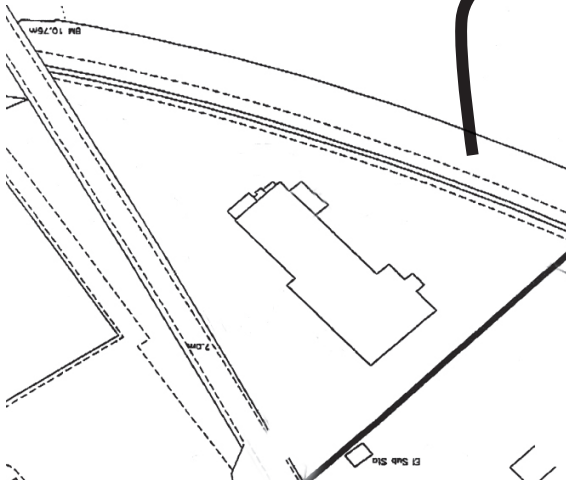
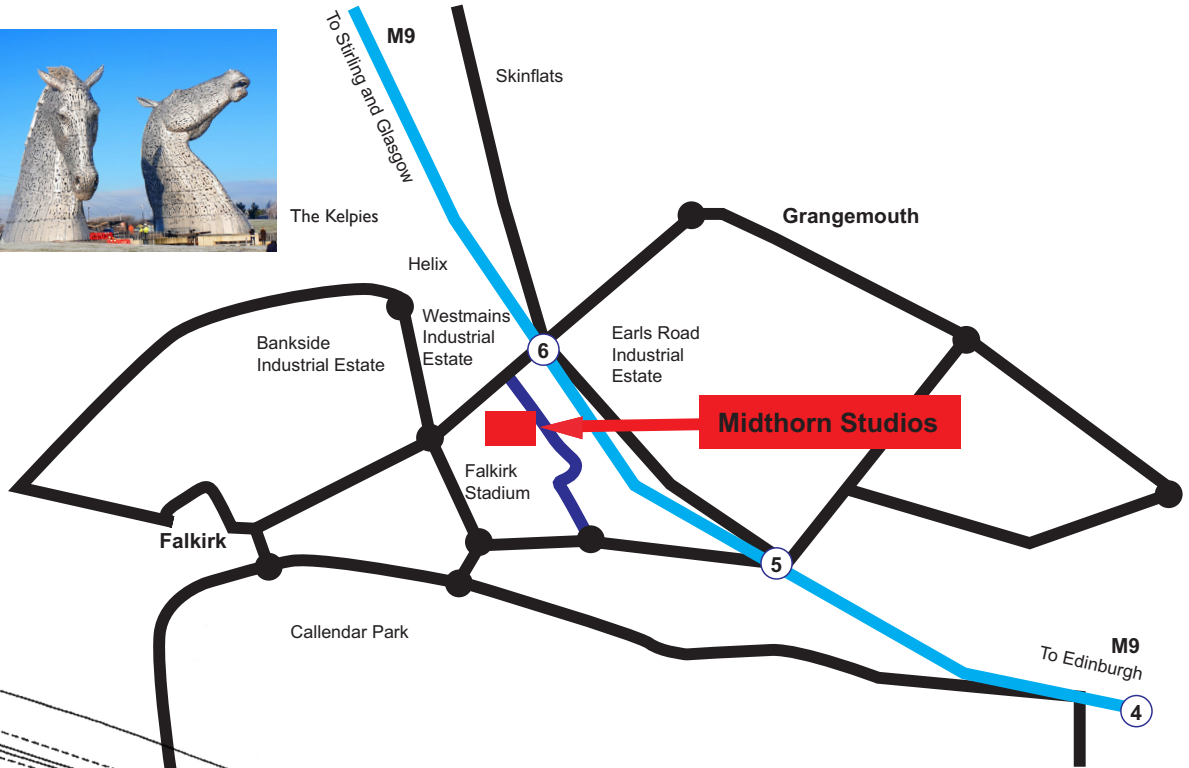


Midthorn Studios



IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.



Contact

Gordon Flavell 01324 489900

gfm@flavell.com www.flavell.com



Flavell & Co

Midthorn Studios, Laurieston Road, Grangemouth, Falkirk FK3 8XX