

TO LET

2,938 - 5,880 SQ.FT (273 - 547 SQ.M)

MODERN TERRACED INDUSTRIAL & TRADE COUNTER PREMISES

UNITS 3 & 5 ALMOND ROAD | MIDDLEFIELD INDUSTRIAL ESTATE | FALKIRK | FK2 9FQ

- > Popular established trade counter location
- > Modern premises with dedicated car parking



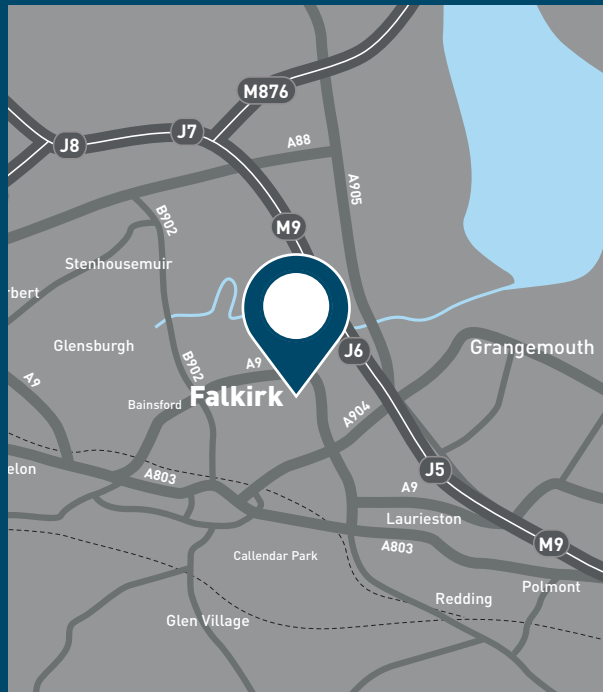
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LOCATION

The subject premises are located within the well-established Middlefield Industrial Estate. The estate is 1.5 miles north east of Falkirk town centre and offers convenient access to Junction 6 of the M9 motorway which connects Falkirk to Glasgow and Edinburgh.

Almond Road is situated on the north side of Etna Road, a major thoroughfare within Falkirk which leads to the town centre. The development offers excellent access making it ideal for trade counter operators and occupiers seeking prominence.

Neighbouring occupiers include B&Q, Toolstation, Screwfix, Ross Electrical, Tile Giant, Plumb Center, Dingbro, Graham, Jewson, and Howden.





DESCRIPTION

Each unit comprises of a modern mid-terrace industrial / trade counter unit of steel portal frame construction with profile metal cladding under a pitched and clad roof.

Internally the property is currently arranged to provide uninterrupted open industrial space which benefits from the following specification:



Minimum eaves height of 4.62 to 5.85



Translucent roof panels



3 phase electricity supply



Male and female WC facilities



Vehicular access via manual up and over door



Intruder alarm system fitted

Externally the property benefits from a large tarmac yard and parking area.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) with the gross internal area (GIA) of the subjects as follows:

| Unit | Sq.ft | Sq.m |
|--------------|--------------|------------|
| Unit 3 | 2,938 | 273 |
| Unit 5 | 2,942 | 274 |
| Total | 5,880 | 547 |

TERMS

The premises are available for immediate occupation on a FRI leasehold basis. For additional information on rent then please contact the sole letting agents.

RATEABLE VALUE

In the usual way it will be the incoming tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises have a current rateable value of £16,200.

| Unit | RV |
|--------|---------|
| Unit 3 | £20,750 |
| Unit 5 | £21,250 |

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate is available upon request.

VAT

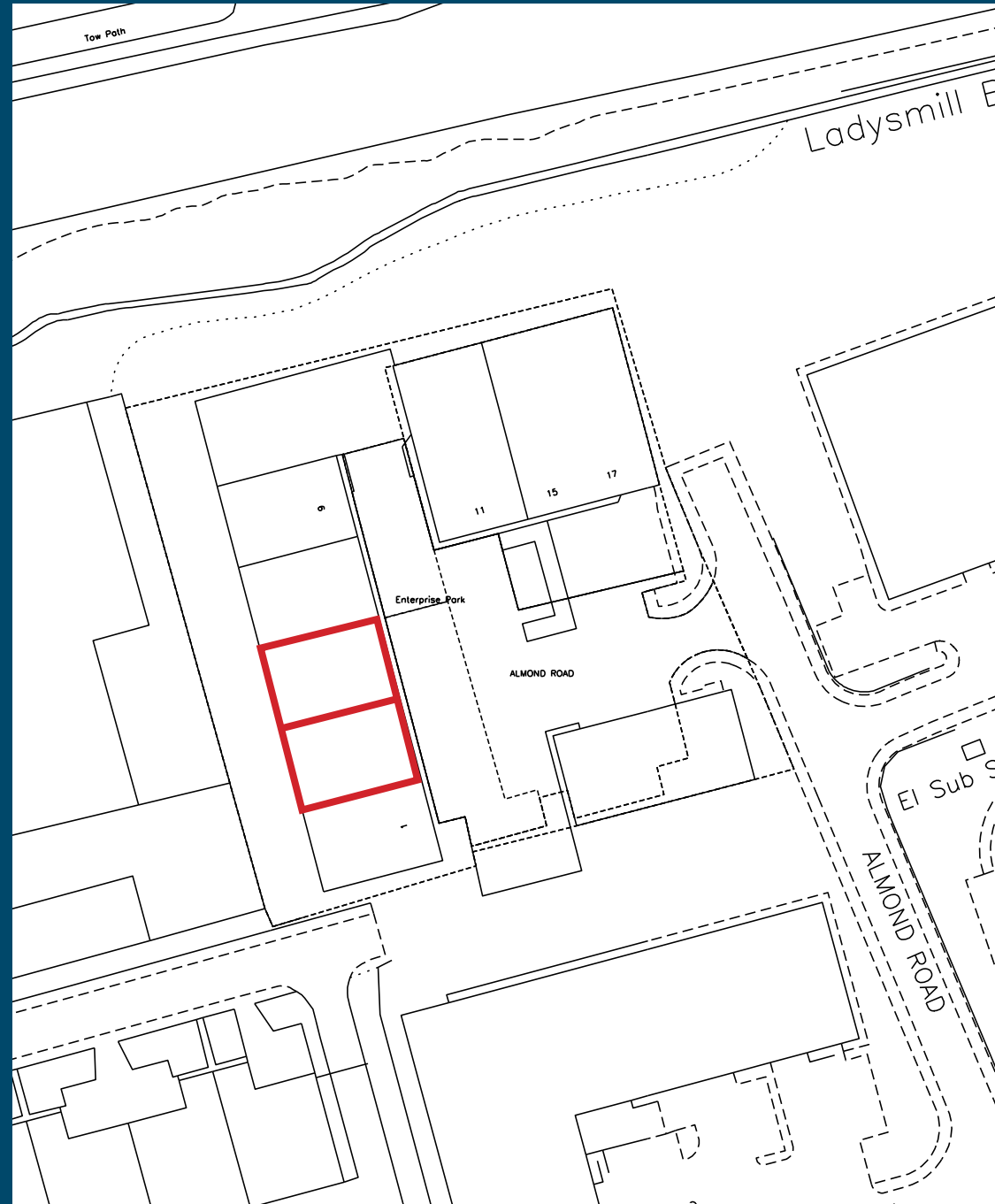
VAT is applicable.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred. The tenant will be responsible for stamp duty/LBTT, registration dues.

ENTRY

On completion of legal formalities.



AGENT DETAILS

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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