



FALCONER
PROPERTY CONSULTANTS

TO LET

22 Castle Road, Bankside
Industrial Estate Falkirk, FK2 7UY

INDUSTRIAL UNIT

- LEASE FROM £69,500 PER ANNUM
- 15,331 FT²
- REFURBISHED ACCOMMODATION
- MODERN OPEN PLAN OFFICE
- MULTIPLE SMALLER OFFICES
- BOARD ROOM
- OVERHEAD CRANE
- 1.4 ACRE SITE WITH 0.6 ACRE SECURE YARD
- WELL LOCATED TO THE M9 MOTORWAY



LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles north-west of Edinburgh and 20.5 miles north-east of Glasgow.

Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are situated on the northern side of Castle Road within Bankside Industrial Estate.

Bankside comprises one of Falkirk's main industrial estates providing a variety of commercial and industrial units with surrounding occupiers including Gap Plant Hire, Data Point and RMP. The estate offers excellent accessibility both to Falkirk Town Centre and to the east and west of the town via the Northern Distributor Road which lies immediately to the north.



DESCRIPTION

The subjects comprise a purpose built industrial unit with associated office and ancillary accommodation. The main building is of traditional steel portal frame construction with brick infill walls whilst the roof is pitched and overlaid in profile metal sheeting.

The office accommodation is contained within a single storey building of rendered brick construction contained under a mono pitched roof which is clad in profile metal sheeting.

Internally the industrial unit provides main workshop and secondary workshop extension with three roller shutter doors and overhead crane. The remaining accommodation provides a variety of open plan and private office accommodation together with meeting rooms, canteen facilities and w.c.'s.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

1,424.3m²/15,331ft²

PROPOSAL

Rent from £69,500 per annum.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

EPC

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

RATING

Rateable value £75,000.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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