



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit 4a, Gateway Business
Park, Grangemouth, FK3 8WX

MODERN OFFICE SUITES

- LEASE FROM £21,000 PER ANNUM
- INCENTIVES AVAILABLE
- PRIVATE PARKING
- CLOSE PROXIMITY TO MOTORWAY
- 2,633 SQ FT
- REFURBISHED ACCOMMODATION



LOCATION

Grangemouth is situated in Central Scotland and is one of the main towns within the central region with a population of approximately 32,000 persons and provides substantial employment for the Central Region and beyond. Grangemouth benefits from being Scotland's largest deep sea container port with excellent road and rail connections.

Grangemouth benefits from excellent transport links being served by a main line railway station in nearby Falkirk and the M9 motorway.

Ineos has recently announced a £450m investment programme in their Grangemouth facility.

From a local context the property is situated on the south western side of Beancross Road at Junction 5 of the M9 Motorway.



DESCRIPTION

The subjects form the ground floor of a two storey detached modern office building.

Internally, the suite provides a large open plan office with several individual offices, meeting room, kitchen area and separate male and female w.c facilities.

The suite benefits from air conditioning and a good allocation of private parking.

PLANNING

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

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 net internal area (NIA):

Suite 4a – 244.6m²/2,633ft²

PROPOSAL

Lease from £21,000 per annum.

VAT

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

EPC

A copy of the EPC will be available upon request.

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 £19,500.



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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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