



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

1<sup>st</sup> Floor, 28 Winchester Avenue,  
Denny, FK6 6QE

## OFFICE

- LEASE FROM £6,000 PER ANNUM
- 682 FT<sup>2</sup>
- CLOSE PROXIMITY TO M80
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- GOOD TRANSPORT LINKS
- FREE SECURE PARKING



## LOCATION

Denny is a town in the Falkirk council area of Scotland, formerly in the county of Stirlingshire. It is situated 7 miles west of Falkirk, and 6 miles north-east of Cumbernauld, adjacent to both the M80 and M876 motorways. At the 2011 census, Denny had a resident population of 7,933.

The town benefits from a wide range of services and amenities, whilst further services are available in nearby Stirling and Falkirk.

The subjects are located on the western side of Winchester Avenue, in close proximity to its junction with Springfield Road and accessed via the main A883 (Broad Street) road. Winchester Avenue forms the main road through Winchester Avenue Industrial Estate which is the main industrial location within the town. Surrounding occupiers are predominantly local based industrial users.



## DESCRIPTION

The subjects comprise a first floor office contained within a two storey building of brick construction surmounted by a flat roof overlaid in bitumen felt.

Internally the subjects provide two large open offices with w.c and kitchen.

The property benefits from having a secure car park, keypad entry and full CCTV.

## PROPOSAL

Lease from £6,000 per annum for a new FRI lease.

## 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):

63.34m<sup>2</sup>/682ft<sup>2</sup>

## 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 £5,600.

## VAT

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



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)

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