



FALCONER

PROPERTY CONSULTANTS

**2 ABBOTSINCH ROAD,
GRANGEMOUTH
FK3 9UX**

TO LET

- LEASE FROM £13,500 PER ANNUM
- REAR YARD
- VEHICLE ACCESS DOOR
- CLOSE PROXIMITY TO MOTORWAY
- 2,658 SQFT



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.

From a local context the property is situated on the northern side of Abbotsinch Road, which forms part of Abbotsinch Industrial Estate. Abbotsinch Road links onto the A904 carriageway which forms the main road linking to nearby Bo'ness and providing access to the M9 motorway.

DESCRIPTION

The subjects comprise a semi detached industrial unit. The property is of steel portal frame construction with brick and roughcast exterior walls whilst being surmounted by a mono pitched roof.

The subjects benefit from pedestrian access at the front to a trade counter, office and w.c. To the rear of the building there is a large workshop with vehicular access and rear yard.

FLOOR AREAS

The above areas have been calculated from our site measurements have been calculated on a Gross Internal Area (GIA) in accordance with the RICS Property Measurement Professional Statement (Second Edition, Jan 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice.

247m²/2,658ft²



PLANNING

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

RATING

Rateable value £11,300.

PROPOSAL

Lease from £13,500 per annum for a new FRI lease.

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 sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

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





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published September 2022.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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