



FALCONER
PROPERTY CONSULTANTS

TO LET

14 Abbotsinch Road,
Grangemouth, FK3 9UX

FIRST FLOOR OFFICE

- LEASE FROM £6,000 PER ANNUM
- INCENTIVES AVAILABLE
- 1,071SQFT
- FREE OFF STREET PARKING
- CLOSE PROXIMITY TO MOTORWAY
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



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 southern 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 first floor office contained within a three storey building. The walls are overlaid in profiled metal sheeting whilst the roof is pitched and overlaid in concrete tiles. There is a rear extension of single storey construction.

Internally, the subjects comprise a large open plan office with space for at least 6 desks, 2 smaller two person offices, meeting room, kitchen, two filing rooms and w.c.

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 gross internal area (GIA):

99.49m²/1,071ft²

PROPOSAL

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

RATING

Please contact local rating office for further information.

EPC

G.

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

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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