



FALCONER
PROPERTY CONSULTANTS

TO LET

14a Abbotsinch Road,
Grangemouth, FK3 9UX

WAREHOUSE & OFFICE

- LEASE FROM £12,000 PER ANNUM
- INCENTIVES AVAILABLE
- 2,344 SQFT
- FREE OFF STREET PARKING
- CLOSE PROXIMITY TO MOTORWAY
- LIKELY TO QUALIFY FOR 100% RATES RELIEF



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 ground floor warehouse accessed by a large roller shutter door.

The unit provides a large open plan warehouse/industrial unit with a rear office.

There are shared w.c facilities within the attached unit.

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):

217.8m²/2,344ft²

PROPOSAL

Lease from £12,000 per annum for a new FRI lease.

RATING

The property will require to be reassessed, please contact local rating office for further information.

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 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.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

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