



FALCONER
PROPERTY CONSULTANTS

TO LET

Drumbowie Farm, Denny,
FK6 5NA

OFFICE SUITE

- LEASE FROM £9,000 PER ANNUM
- 1,456 SQ FT
- MODERN REFURBISHED OFFICE
- PRIVATE ONSITE 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.

From a local context the property is located at Drumbowie Farm, accessed off Myothill Road.



DESCRIPTION

The subjects comprise a recently refurbished office suite formed over ground and first floor levels.

The ground floor benefits from private access leading to several office rooms in a range of sizes whilst the first floor provides two further office rooms/meeting room, kitchen and w.c

PLANNING

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

RATING

Rateable value
Office 1 £10,000
Office 2 £9,800

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):

Ground floor: 84.22m²/907ft²
First floor: 51.1m²/549ft²
Total: 135.32m²/1,456ft²

PROPOSAL

Lease from £9,000 per annum for a new FRI lease.

EPC

A copy of an EPC is 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.

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

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