



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

Office 2, Drumbowie Farm, Denny,  
FK6 5NA

## OFFICE SUITE

- LEASE FROM £9,000 PER ANNUM
- 863 SQ FT
- AVAILABLE MARCH 2022
- 100% RATES RELIEF (subject to qualification)
- PRIVATE 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 Myohtill Road.



## DESCRIPTION

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

The ground floor benefits from private access leading to two office rooms whilst the first floor provides two further office rooms, 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 £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: 29.1m<sup>2</sup>/313ft<sup>2</sup>

First floor: 51.1m<sup>2</sup>/549ft<sup>2</sup>

Total: 80.2m<sup>2</sup>/863ft<sup>2</sup>

## 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.



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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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