



# FALCONER

PROPERTY CONSULTANTS

**UNIT N  
NEWHOUSE BUSINESS PARK,  
GRANGEMOUTH,  
FK3 8LL**

## TO LET

- LEASE FROM £4,000 PER ANNUM
- 520 FT<sup>2</sup>
- 24 HOUR ACCESS
- SELF CONTAINED
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- FREE PARKING

## 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.

The subjects are located on the southern side of Wood Street near its junction with Lumley Street.

## DESCRIPTION

The subjects comprise a single storey office block providing individual unit of 520ft<sup>2</sup>.

The office is self contained with its own glazed private entrance and parking to the front.

The building benefits from separate male and female W.C facilities along with a disabled W.C.

## PROPOSAL

Lease from £4,000 per annum.

A service charge is payable on each unit.



## 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):

48.3m<sup>2</sup>/520ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £3,600.

## EPC

F.

## 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.


## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

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