



# FALCONER

PROPERTY CONSULTANTS

**UNIT 5B, LOCHLANDS  
INDUSTRIAL ESTATE,  
LARBERT,  
FK5 3NS**

## TO LET

- LEASE FROM £19,950 PER ANNUM
- RECENTLY REFURBISHED
- INCENTIVES AVAILABLE
- 2,975 SQFT
- CLOSE PROXIMITY TO MOTORWAY
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- 4.3M ROLLER SHUTTER DOOR
- HGV TURNING/LOADING
- GOOD LEVELS OF PRIVATE PARKING



## LOCATION

Larbert forms a settlement 2.5 miles to the north west of Falkirk Town Centre. Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town had risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

From a local context the property is located within Lochlands Industrial Estate

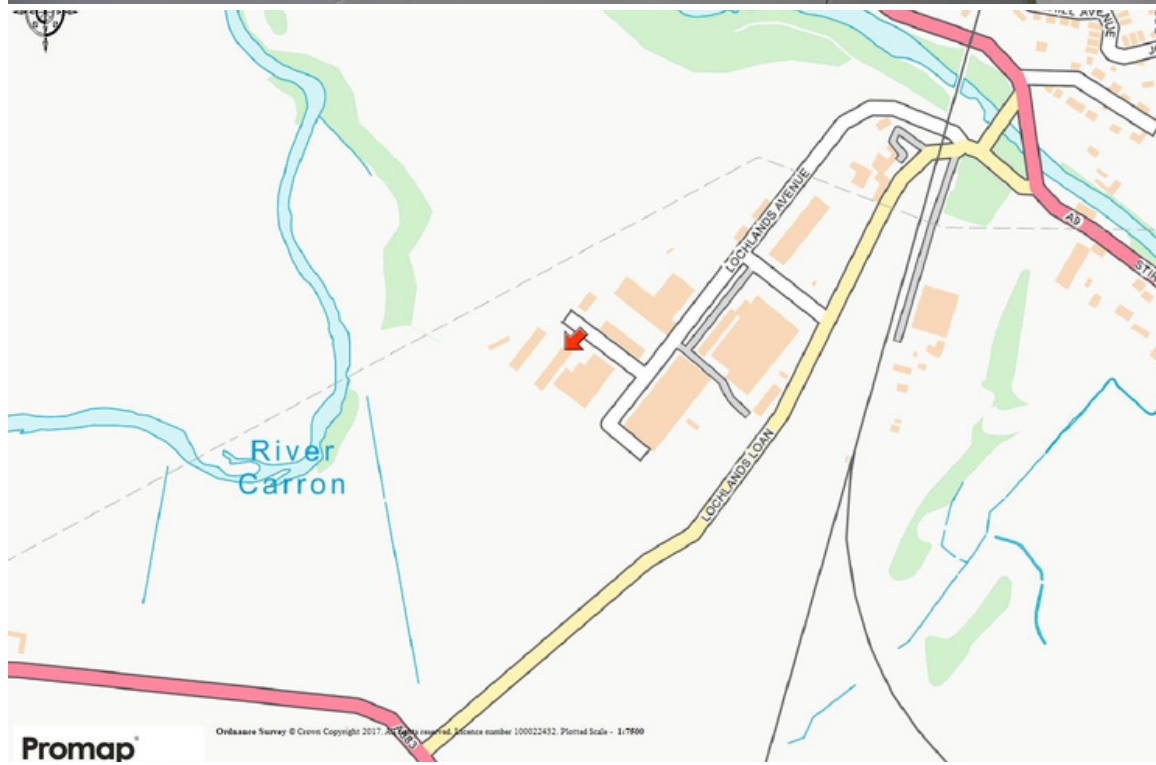
## DESCRIPTION

The Subjects comprise a recently refurbished mid terraced single storey industrial building extending to 2,975 sq ft. The property benefits from a large roller shutter door (4.3m high) suitable for HGV loading. Further pedestrian access is afforded through a pedestrian door.

Internally, the subjects provide large open plan workshop with a separate office and w.c. facilities. The property also benefits from a small utility room and a small store room. Energy Efficient T8 lighting is provided throughout.

There is scope to form further office accommodation if required.

Externally, the property benefits from a sizeable yard area secured by a palisade fence and provides potential expansion space and HGV turning space.



## PROPOSAL

Lease from £19,950 per annum for a new FRI lease.

## 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):

276m<sup>2</sup>/2,975ft<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 £10,900.

## 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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## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

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