



# FALCONER

PROPERTY CONSULTANTS

**12 BURNBANK ROAD,  
FALKIRK,  
FK2 7PE**

## TO LET

- MODERN OFFICE ACCOMODATION
- AVAILABLE IN WHOLE OR PART
- 1,276 - 2,990 FT2
- LEASE FROM £7,500 PER ANNUM
- ALTERNATIVE USE CONSIDERED
- READY FOR IMMEDIATE OCCUPATION
- GOOD TRANSPORT LINKS
- PRIVATE PARKING



## LOCATION

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 north-west of Edinburgh and 20.5 miles northeast 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.

The subjects are located on the southern western side of Burnbank Road accessed directly from Main Street. There are good local transport links to include bus station, railway station and motorway links.

## DESCRIPTION

The subjects comprise an office suite within an end terraced two storey building. The building is of brick construction with large glazed frontage and timber and glazed entrance door.

Internally the property provides a kitchen/staff room at ground floor level with large open plan office and several smaller suites. The first floor provides meeting room, 3 small office rooms a store and large open plan office. Male and female w.c.'s are provided.

The accommodation has just been refurbished to include new carpets, redecoration, new kitchen facilities and LED lighting.

## PROPOSAL

Ground floor - Lease from £7,500 per annum.

First floor - Lease from £9,000 per annum.

Total - Lease from £16,500 per annum.





## EPC

A copy of the EPC will be available upon request.

## PLANNING

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

## RATING

Rateable value £23,500.

## 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):

Ground Floor: 118.5m<sup>2</sup>/1,276 ft<sup>2</sup>

First Floor: 159.3m<sup>2</sup>/1,516 ft<sup>2</sup>

Total: 277.7m<sup>2</sup>/2,990ft<sup>2</sup>

## 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.





#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published February 2023.



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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**

 **PERTH: 01738 230 200**

 **EMAIL: [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)**

**[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)**