



FALCONER

PROPERTY CONSULTANTS

**14C ABBOTSINCH ROAD
GRANGEMOUTH
FK3 9UX**

TO LET

- LEASE FROM £13,500 PER ANNUM
- 2,407 FT²
- ROLLER SHUTTER ACCESS
- SECURE YARD
- PRIVATE PARKING
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)

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.

From a local context the property is situated on the southern side of Abbotsinch Road, which forms part of Abbotsinch Industrial Estate. Abbotsinch Road links onto the A904 carriageway which forms the main road linking to nearby Bo'ness and providing access to the M9 motorway.

DESCRIPTION

The subjects comprise an end terrace single storey industrial unit accessed via a large roller shutter door.

Internally the subjects provide a good sized workshop area, office area, store and w.c.

The property benefits from a self contained yard space.

PROPOSAL

Lease from £13,500 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):

223.6m²/2,407ft²

PLANNING

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

RATING

Rateable value £11,800.

EPC

E.

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

N/A.





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 June 2023.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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