



FALCONER

PROPERTY CONSULTANTS

**UNIT 2, BLOCK 6,
DUMYAT BUSINESS PARK
TULLIBODY**

TO LET

- LEASE FROM £38,000 PER ANNUM
- 7,688FT²
- 5.2M EAVES HEIGHT
- CENTRAL LOCATION WITH EXCELLENT TRANSPORT LINKS
- EXTENSIVE OFFICE/LABORATORY FIT OUT



LOCATION

Tullibody is a town set in the Central Lowlands of Scotland. It lies north of the River Forth near to the foot of the Ochil Hills within the Forth Valley. The town is 1.8 miles south-west of Alva, 1.8 miles north-west of Alloa and 4.0 miles east-northeast of Stirling. The town is part of the Clackmannanshire council area.

According to a 2012 estimate the population of Tullibody is approximately 8,710 or 9,530 residents including the area of Cambus.

The subjects are located on the western side of Bond Street forming a prime pitch within the Dumyat Business Park.

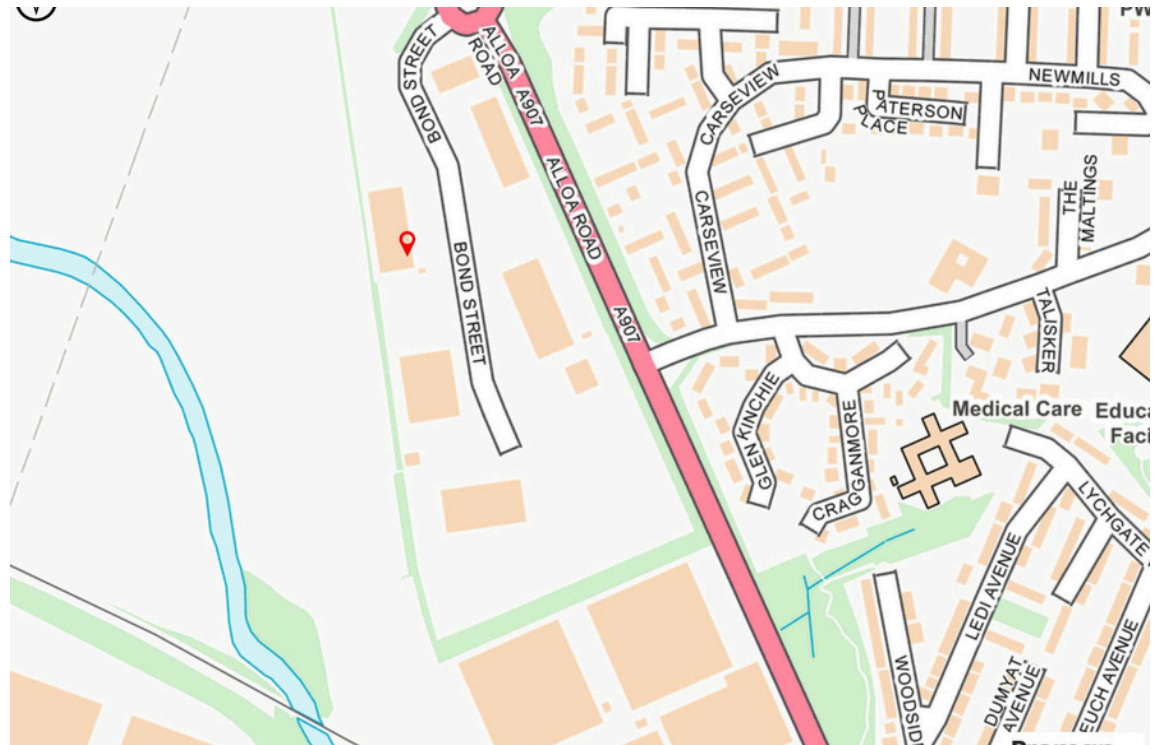
DESCRIPTION

The subjects comprise a substantial end terraced industrial unit of modern steel portal frame construction with profiled sheet walls and roof. Externally the property benefits from a large tarmac parking area. Access is provided via two large electric roller shutter doors together with a glazed pedestrian entrance door.

The property has been extensively fitted out to provide high spec laboratory/office accommodation which benefits from air conditioning in each room. A separate staff area, kitchen and w.c's are provided. The workshop area benefits from high eaves height and roller shutter access.

PROPOSAL

Lease from £38,000 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):

714.3m²/7,688ft²

PLANNING

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

RATING

Rateable value £34,500.

EPC

A copy of the EPC will be 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 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.





DISCLAIMER

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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