



# TO LET



**FALCONER**  
PROPERTY CONSULTANTS

**2A CAMPFIELD STREET,  
FALKIRK  
FK2 7DN**

- LEASE FROM £11,500 PER ANNUM
- 1,348 FT<sup>2</sup>
- SUITABLE FOR A VARIETY OF USES
- VEHICLE ACCESS DOOR
- PRIME LOCATION
- RECENTLY REFURBISHED
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



## 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 in holds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the northern side of Campfield Street between its junctions with Grahams Road and Wright Street.

## DESCRIPTION

The subjects comprise a one and a half storey semi-detached building of brick construction surmounted by a pitched and slated roof.

Internally the property provides an open plan workshop/office on the ground floor with w.c facilities and a kitchen area. The first floor provides further office accommodation and w.c facilities.

The property benefits from a vehicle access door and has recently been extensively renovated and insulated. A modern gas central heating system has been installed.

## PROPOSAL

Lease from £11,500 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):

125.3m<sup>2</sup>/1,348ft<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 £3,450.

## 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

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 August 2025.



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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