



FALCONER

PROPERTY CONSULTANTS

**14B BURNBANK ROAD,
FALKIRK,
FK2 7PE**

TO LET

- 6,045 FT²
- LEASE FROM £26,000 PER ANNUM
- 5.3M EAVES
- LARGE ROLLER SHUTTER DOOR
- 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.

DESCRIPTION

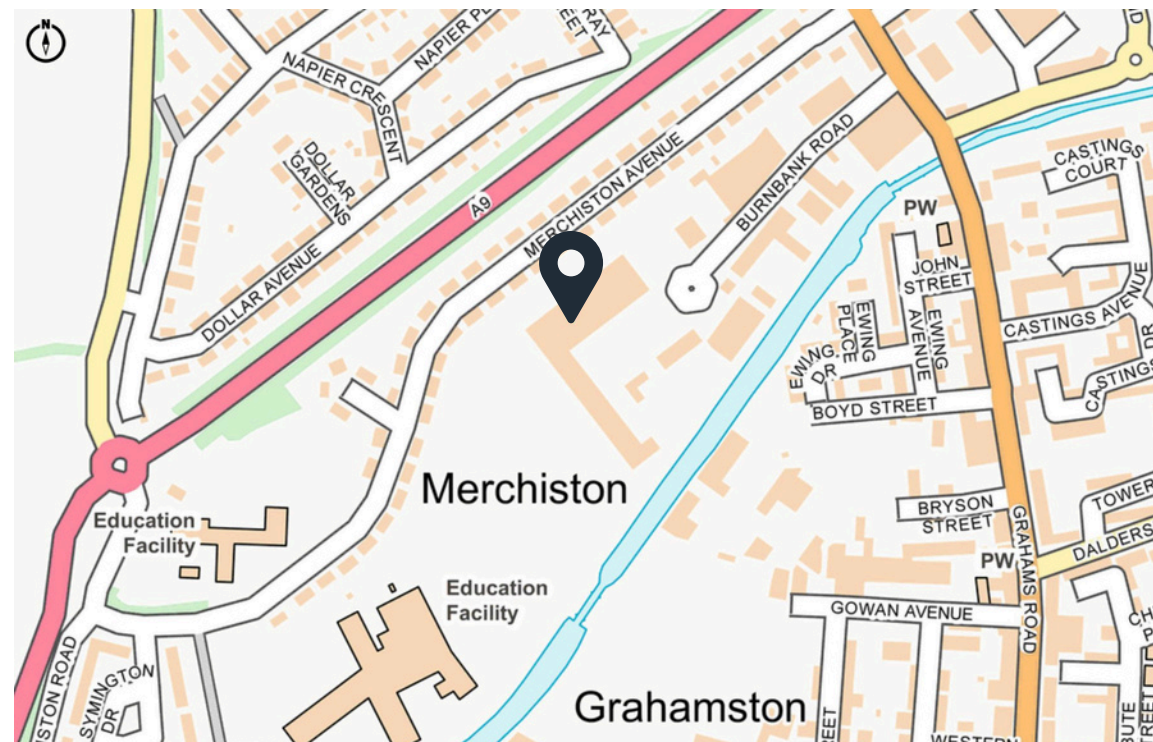
The subjects comprise a mid terraced industrial unit of steel portal frame construction with brick outer walls whilst being surmounted by a pitched roof overlaid in profiled sheet with interspersed translucent panels.

Internally the property provides a large open plan workshop accessed by a large roller shutter door with separate pedestrian access. To the rear of the unit there are w.c facilities.

The property benefits from having a minimum 5.3m eaves height and private parking.

PROPOSAL

Lease from £26,000 per annum.



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):

561.6m²/6,045ft²

EPC

C.

PLANNING

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

RATING

Rateable value £29,250.

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

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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