



FALCONER
PROPERTY CONSULTANTS

**95 NEWLANDS ROAD,
GRANGEMOUTH
FK3 8NT**

- LEASE FROM £14,000 PER ANNUM
- 5,580 SQFT
- HIGH LEVELS OF PASSING TRADE
- GOOD LEVELS OF PARKING
- PRIME LOCATION
- FIRST FLOOR OFFICE/STUDIO
- SUITABLE FOR A VARIETY OF USES



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.

The subjects are located on the southern side of Newlands Road at its junction with Central Avenue.

DESCRIPTION

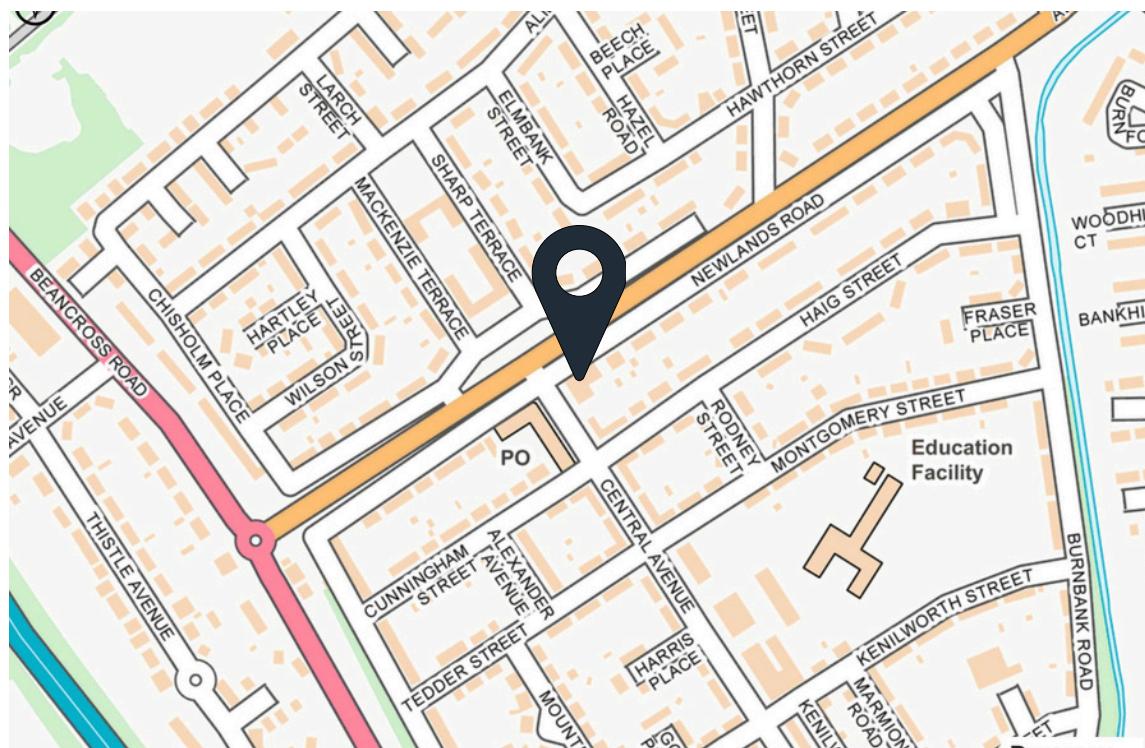
The property comprises a first floor former function suite contained within a 2-storey building of brick construction with a roughcast finish surmounted by a pitched and slated roof.

Internally the property provides a number of good sized open plan rooms together with w.c facilities and a former kitchen area.

The property benefits from private access and reception area at ground floor level.

PROPOSAL

Lease from £14,000 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 net internal area (NIA):

518.4m²/5,580ft²

PLANNING

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

RATING

The unit requires to be reassessed, please contact the local rating office for further details.

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 November 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER
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