



**FALCONER**  
PROPERTY CONSULTANTS

**UNIT 1C GATEWAY  
BUSINESS PARK,  
GRANGEMOUTH  
FK3 8WX**

- LEASE FROM £11,750 PER ANNUM
- 1,461 FT<sup>2</sup>
- READY FOR IMMEDIATE OCCUPATION
- CLOSE PROXIMITY TO MOTORWAY
- INCENTIVES AVAILABLE
- PRIVATE PARKING



## 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 south western side of Beancross Road at Junction 5 of the M9 Motorway.

## DESCRIPTION

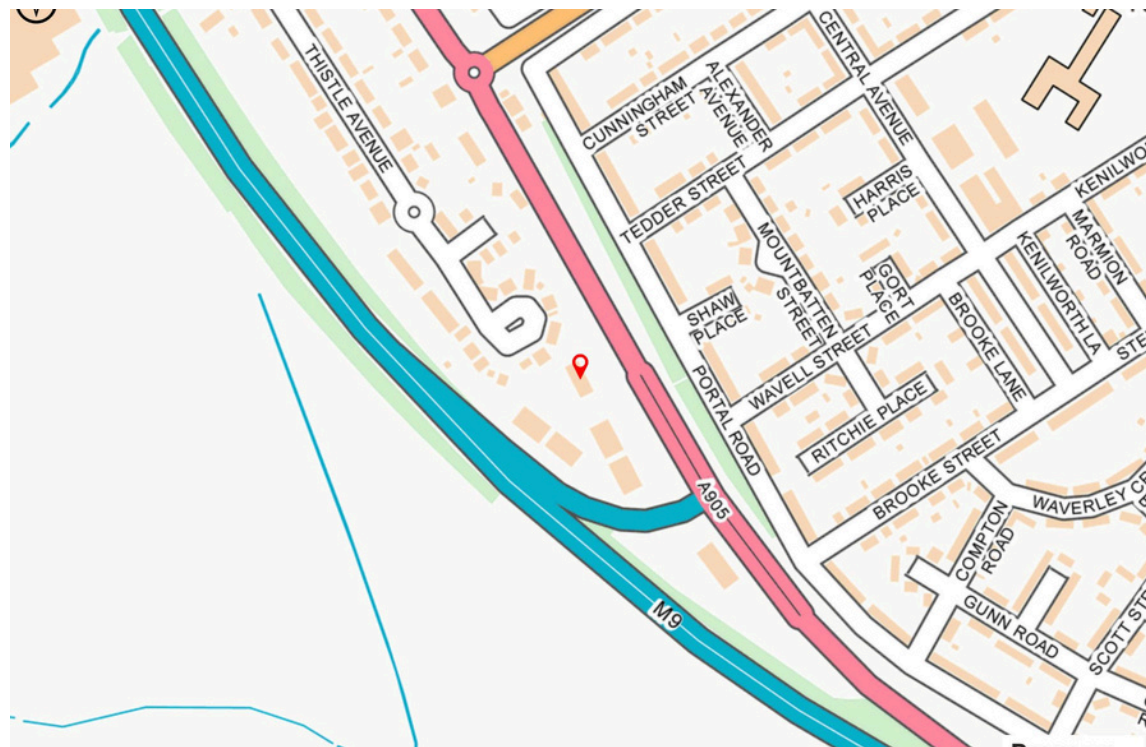
The subjects comprise a first floor office suite within a detached 2-storey office pavilion of brick construction with a rendered finish.

Internally the property has been recently refurbished and provides well proportioned open-plan office space together with kitchen facilities, male and female w.c facilities.

The property benefits from private parking.

## PROPOSAL

Lease from £11,750 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):

135.7m<sup>2</sup> /1,461ft<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 £16,400.

## 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:

**SANDY FALCONER**

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