



**FOR SALE**

**Xs Transport Site | Inchyra Road | Grangemouth | FK3 9XB**

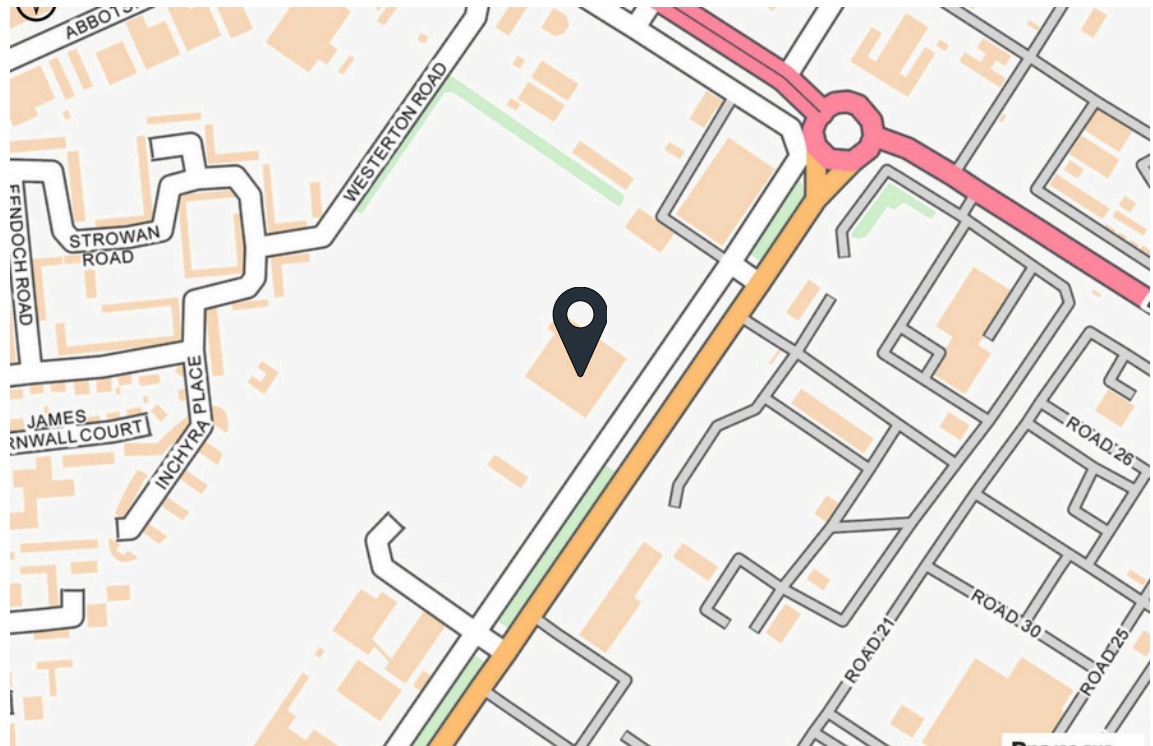
- OFFERS OVER £1,700,000
- 2,109.5M<sup>2</sup> / 31,232 FT<sup>2</sup>
- 7.7 METRE MINIMUM EAVES HEIGHT
- EXCELLENT TRANSPORT LINKS
- ESTABLISHED CENTRAL SCOTLAND LOCATION
- MULTIPLE ROLLER SHUTTER DOORS
- SIZEABLE SECURE YARD

## 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 north western side of Inchyra Road close to its junction with Bo'ness Road.





## DESCRIPTION

The subjects comprise a substantial detached industrial complex. The building is of steel portal frame construction with profiled sheet walls whilst being surmounted by a pitched and profiled metal sheet roof. A canopy projection has been incorporated to the front of the building.

The property benefits from multiple roller shutter door access points (one of which is 4 metres high).

Internally the property provides a good amount of open plan warehouse space together with welfare facilities and office. The property benefits from a 3-phase electrical installation.

Externally the property benefits from a private secure yard area overlaid in a mixture of tarmac and hardcore. We understand that the yard extends to approximately 2.5 acres.

The property is currently utilised as a haulage depot together with warehousing/storage.

## 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):

2,901.5m<sup>2</sup>/31,232ft<sup>2</sup>

The canopy extends to approximately:

873.18m<sup>2</sup>/9,399ft<sup>2</sup>

## PROPOSAL

Offers over £1,700,000 are invited for the heritable interest.

## RATING

Rateable value £123,000.





## PLANNING

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

## 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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# FALCONER

PROPERTY CONSULTANTS


## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

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