



TO LET



FALCONER
PROPERTY CONSULTANTS

**UNIT 15, ABBOTSFORD
BUSINESS PARK,
FALKIRK
FK2 7ZS**

- LEASE FROM £10,000 PER ANNUM
- 1,065 FT²
- NEWLY CONSTRUCTED
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- GOOD TRANSPORT LINKS

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 southern side of Lammermoor Avenue close to its junctions with the A9 within the Bankside Industrial Estate of Falkirk.

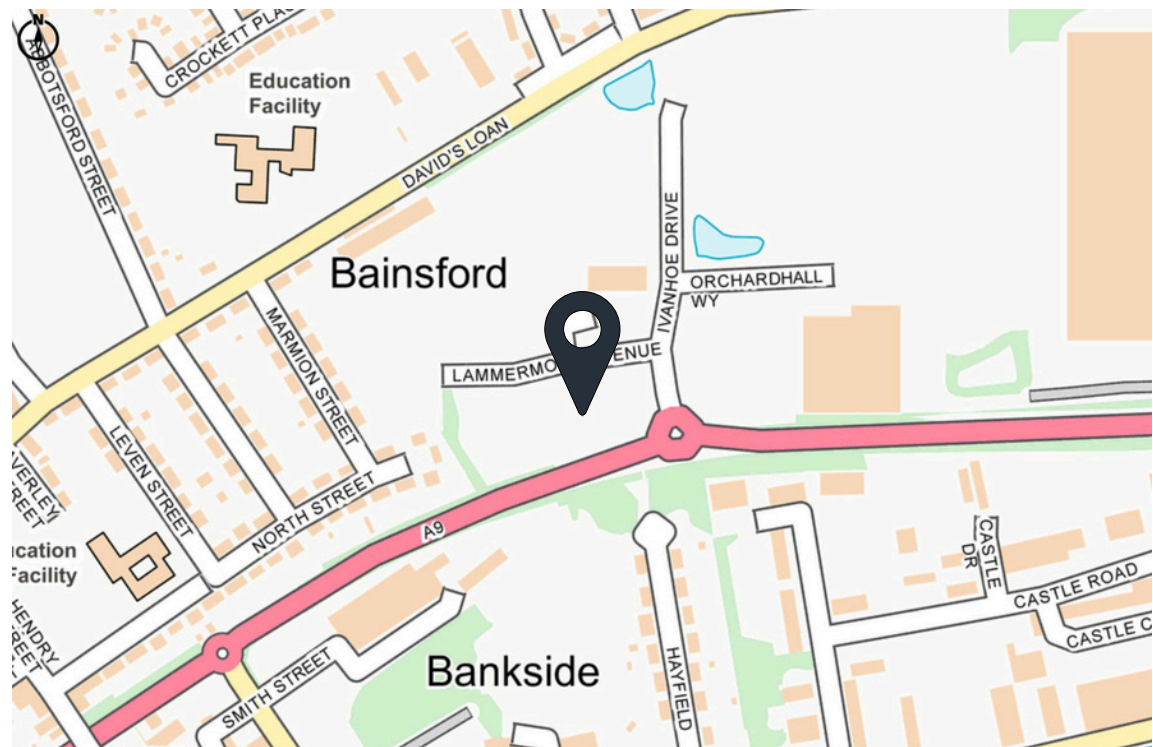
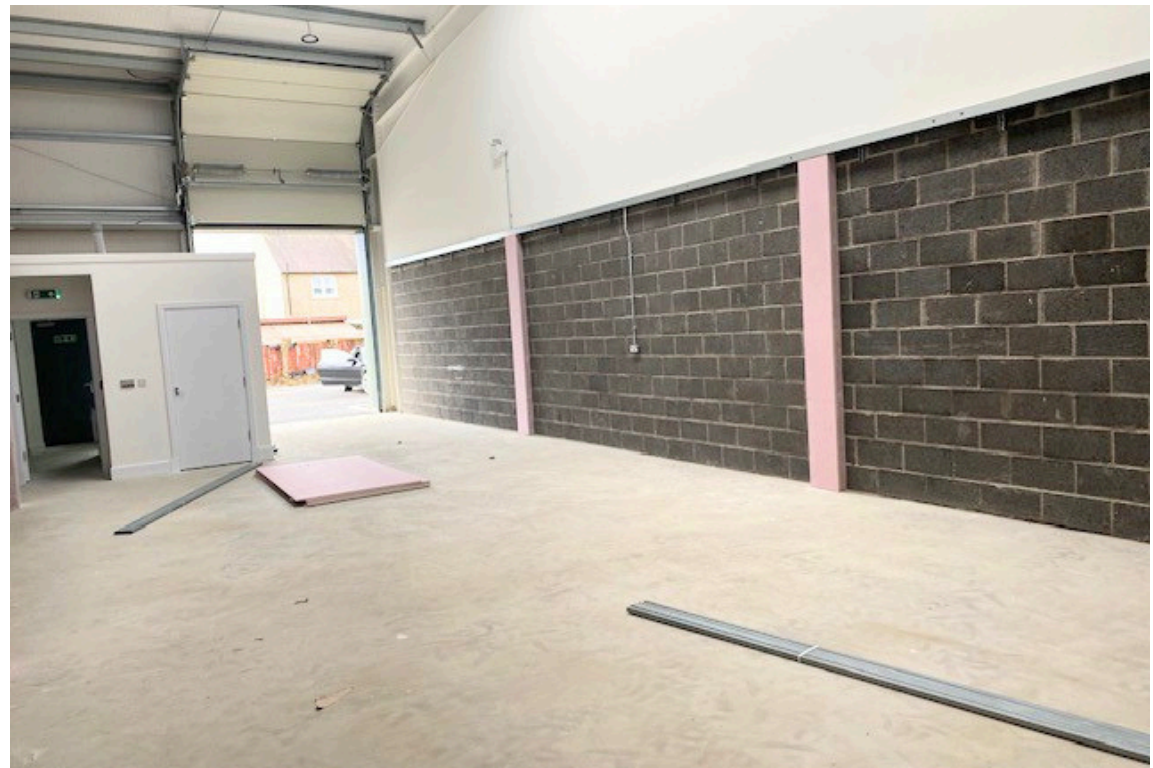
DESCRIPTION

The subjects comprise a mid-terraced industrial unit of steel portal frame construction surmounted by a pitched and profiled sheet roof. The property benefits from external parking.

Internally the property provides an open plan workshop area and w.c. Vehicle access is provided through a large electric roller shutter door.

PROPOSAL

Lease from £10,000 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 gross internal area (GIA):

98.9m²/1,065ft²

PLANNING

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

RATING

The property will require to be assessed for rating purposes.

EPC

A.

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 / lease the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale / lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.




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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER
BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

 **EMAIL: info@falconerproperty.co.uk**

www.falconerproperty.co.uk

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