



FALCONER

PROPERTY CONSULTANTS

**WORKSHOP,
KILSYTH ROAD,
LONGCROFT, HAGGS
FK4 1QJ**

TO LET

- INDUSTRIAL UNIT
- LEASE FROM £17,500 PER ANNUM
- 3,875 FT²
- LARGE ROLLER SHUTTER ACCESS
- PRIVATE CAR PARK
- OFFICE ACCOMMODATION



LOCATION

Haggs is a well-established village in the Falkirk council area, strategically located within Scotland's Central Belt. Situated adjacent to the M80 motorway, the village benefits from excellent transport connections, providing easy access to Glasgow, Edinburgh, Stirling and the wider motorway network.

The village serves a strong local residential population and is supported by nearby amenities and services within the surrounding communities. Combining a convenient location with excellent connectivity, Haggs offers an attractive setting for a range of commercial occupiers seeking access to Scotland's key business centres and transport routes.

The subjects are located on the southern side of Kilsyth Road between its junctions with James Street and Hoggan Court.

DESCRIPTION

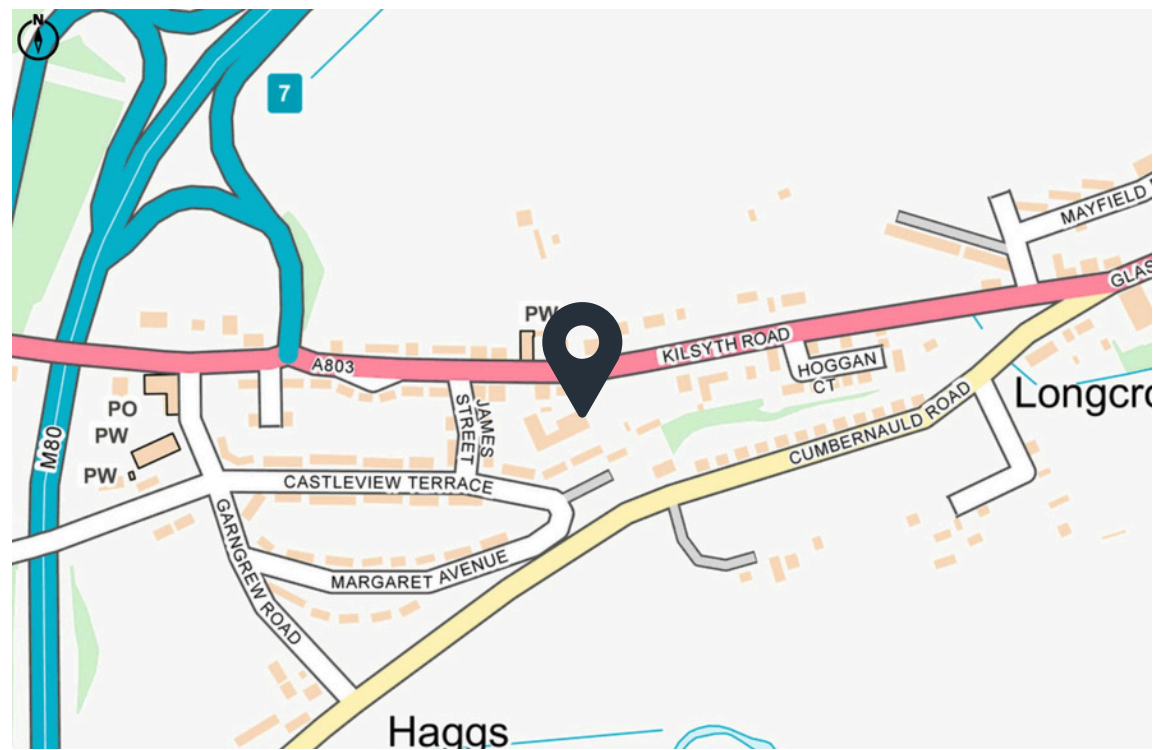
The subjects comprise a workshop of steel portal frame construction with concrete block infill whilst being surmounted by a pitched roof overlaid in cement asbestos sheeting.

Internally the unit provides an open plan workshop accessed through a roller shutter door. To the front of the property is a reception area with office and w.c.

The property benefits from a private car park and access.

PROPOSAL

Lease from £17,500 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):

360m²/3,875ft²

PLANNING

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

RATING

£15,500.

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 June 2026.



FALCONER

PROPERTY CONSULTANTS

**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