



FALCONER

PROPERTY CONSULTANTS

**OLD SCHOOL HOUSE
KILSYTH ROAD,
LONGCROFT, HAGGS
FK4 1HD**

TO LET

- INDUSTRIAL UNIT/OFFICE
- LEASE FROM £15,500 PER ANNUM
- 3,437 FT²
- LARGE ROLLER SHUTTER ACCESS
- PRIVATE CAR PARK
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



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 former school of stone construction surmounted by a pitched and slated roof.

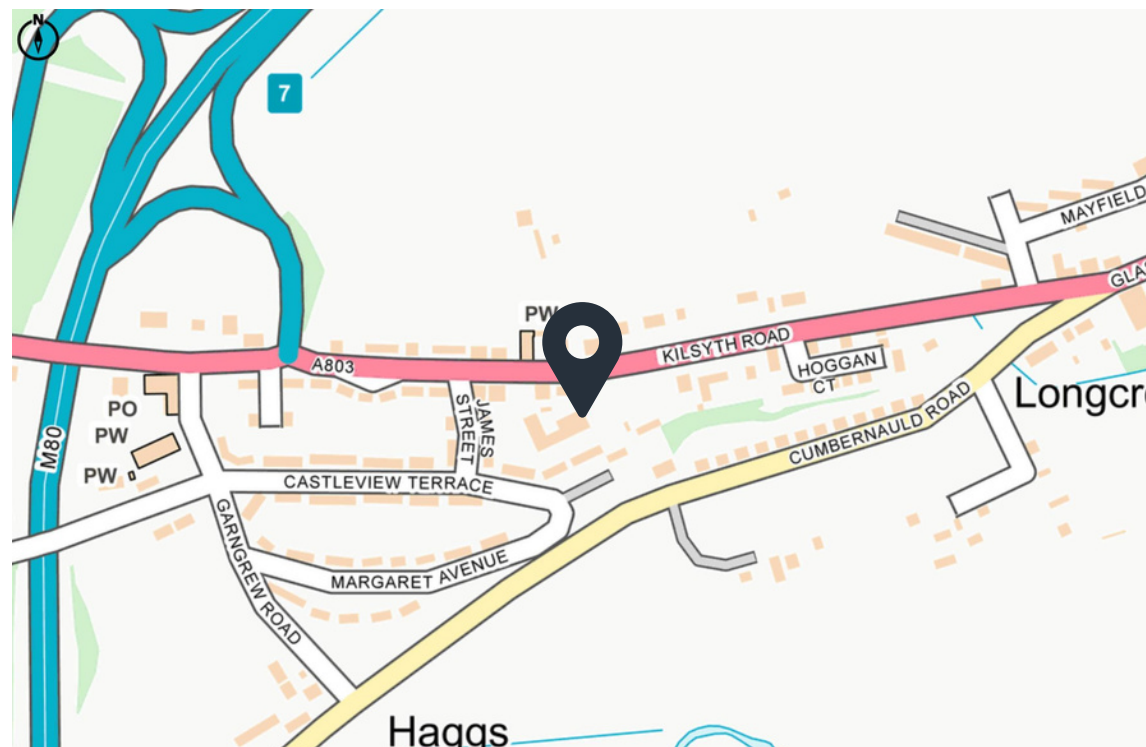
Internally the unit provides open plan workshop together with 2 large studios or stores, various office rooms and w.c. The workshop benefits from a roller shutter door with separate pedestrian access.

The property benefits from good levels of parking.

A further storage unit extending to 876 sqft is also available by separate negotiations.

PROPOSAL

Lease from £15,500 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):

319.3m²/3,437ft²

PLANNING

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

RATING

Rateable value £11,800.

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:

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