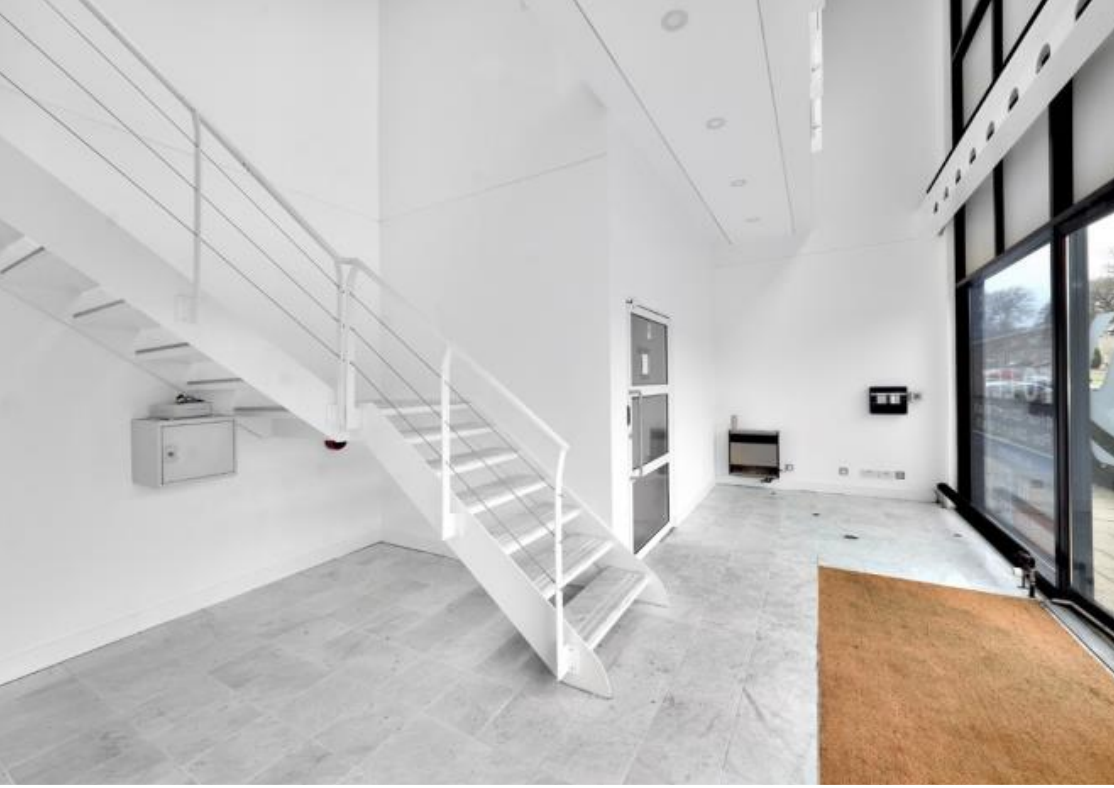




## TO LET - FLEXIBLE OFFICE SUITES

THE COURTYARD,  
CALLENDAR BUSINESS PARK,  
FALKIRK, FK1 1XR

- Flexible office accommodation
- Suites can be subdivided
- Dedicated car parking
- Parkland setting
- Unit 3 fully refurbished



#### LOCATION:

The Courtyard is situated within the attractive landscaped surrounds of Callendar Business Park. The business park is located approximately 1 mile east of Falkirk town centre and benefits from excellent communication links. The property is easily accessed from junctions 5 & 6 of the M9 motorway, providing direct links to Edinburgh in the East and Glasgow in the west..

Falkirk itself comprises an important town within central Scotland, forming the main administrative centre for the surrounding district and as such providing extensive retail, leisure and local government facilities. The towns position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the M9 & M876 lying to the east and west respectively.

The location of the subjects is shown on the appended plan.

#### DESCRIPTION:

The Courtyard consists of eight two storey office buildings which are suitable for both single or multiple occupation. The office suites provide good quality open plan office accommodation and benefit from the following features:

- Raised access floors
- Suspended ceilings incorporating modern lighting
- Gas fired central heating
- WC facilities on each floor
- Tea prep facilities
- Dedicated car parking

#### ACCOMMODATION:

Presently, the following office suites are available:

DEMISE	SIZE (SQ FT)
Unit 3 Ground Floor	2,155
Unit 3 First Floor	2,318
Unit 7C First Floor	438

Our client is willing to consider subdividing suites to suit specific requirements, subject to agreeing acceptable terms.

#### PRICE

On application.

#### VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

#### OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP  
Unit 6a  
The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR  
Tel: 01324 628321

michael.mcintyre@dmhall.co.uk  
juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

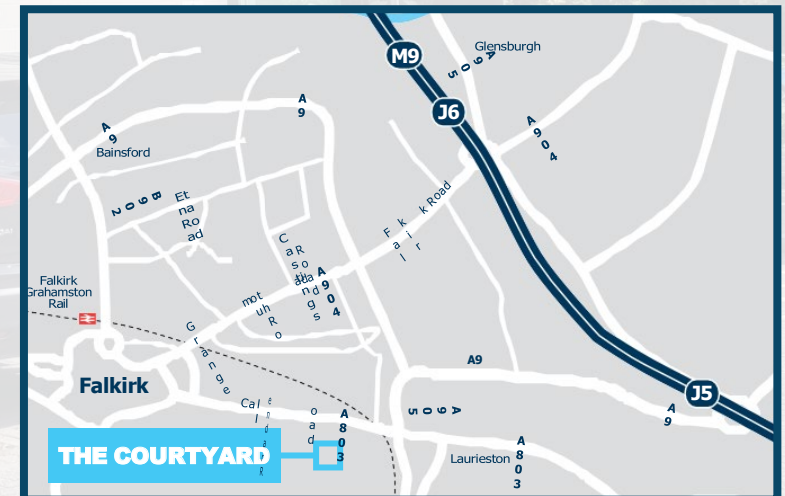
#### DATE OF ENTRY:

By agreement.

#### VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3099



#### IMPORTANT NOTE

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