

# OFFICE/BUSINESS PREMISES

## TO LET

25 Griffiths Street  
Falkirk  
FK1 5QY

- Two fully refurbished office/  
business suites
- All-inclusive terms available
- Shared meeting room facility
- Fully refurbished communal kitchen
- Available from June 2024

**DM HALL**  
CHARTERED SURVEYORS



Commercial Department  
Unit 6a, The Courtyard, Callendar Business Park  
Falkirk FK1 1XR 01324 628321



### LOCATION:

The subjects occupy an attractive town centre position on the western side of Griffiths Street, at its southern end and the junction with High Station Road, lying to the south west of Falkirk's principal town centre.

The frontage to High Station Road forms part of a principal access route into Falkirk from the south. The surrounding area is largely residential in nature although a number of commercial units are situated within the immediate vicinity including a newsagents and a car sales showroom, with the Salvation Army hall located directly opposite.

Falkirk itself comprises an important town within Central Scotland lying mid way between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such the town provides extensive retail, leisure and local Government facilities.

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



### DESCRIPTION:

The subjects comprise two fully refurbished office/business suites which form part of a larger two storey and attic corner building which is of traditional stone construction.

### Suite 2

Suite 2 has the benefit of shared access from Griffiths street and would suit a variety of uses having the benefit of fully integrated kitchen and hygiene facilities which can be removed if necessary.

### Suite 3

Suite 3 has the benefit of a private access from the High Station Road frontage and can also be accessed via the communal access from Griffiths Street. Internally the suite is arranged on an open plan basis.

Both suites have access to a shared internal meeting room and adjoining kitchen/breakout area.

The subjects on offer benefit from the following features:-

- Fully refurbished accommodation presents to high quality standard.
- Electric infrared heating system
- Built in ventilation system
- Access to a private meeting room
- Access to a shared kitchen/breakout area
- Access to shared toilet facilities
- Modern LED lighting
- Intercom entry system from Griffiths Street

### ACCOMMODATION:

We calculate that the subjects extend to the following net internal areas:-

Suite 2 – 13.95 sq. m (150 sq. ft)  
Suite 3 – 11.70 sq. m (126 sq. ft)

### LEASE TERMS:

The subjects are offered on internal repairing only terms for a period to be negotiated.

### RENTAL:

The subjects are offered on an all-inclusive basis as undernoted:-

Suite 2 - £5,000 per annum exclusive  
Suite 3 - £4,500 per annum exclusive

For the avoidance of doubt the aforementioned rentals include rates, utilities, building insurance and cleaning of common areas.

### VIEWING:

Strictly by arrangement with the sole letting agents.

### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

### LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

### OFFERS/FURTHER INFORMATION:

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

### DM Hall LLP

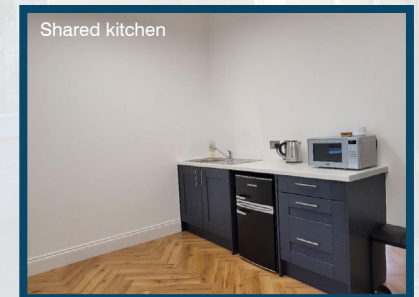
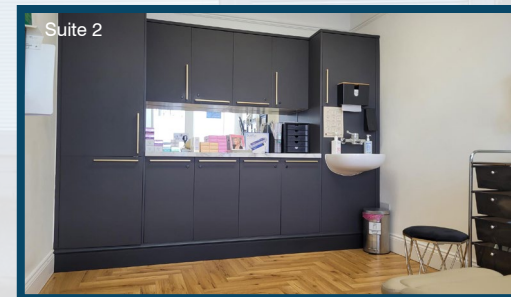
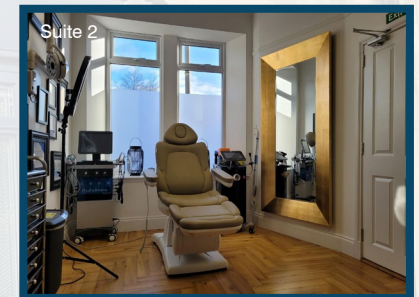
Unit 6a, The Courtyard, Callendar Business Park  
Falkirk, FK1 1XR  
Tel: 01324 628321

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.

Ref: ESA3287 Date of publication: March 2023



### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.