

## GARAGE/WORKSHOP PREMISES TO LET

15 CASTLE ROAD,  
FALKIRK, FK2 7XY

- Flexible garage/workshop premises
- Recently upgraded
- Vehicle inspection pit
- Immediate entry available
- Offers of £35,000 per annum exclusive sought

**DM HALL**  
CHARTERED SURVEYORS



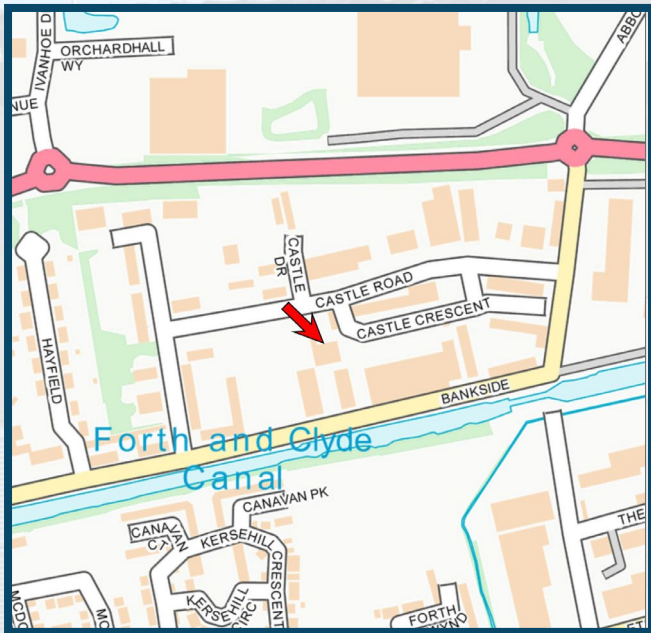
**LOCATION:**

The subjects are situated on the southern side of Castle Road, in close proximity to its junction with Castle Crescent, lying within Falkirk's long established Bankside Industrial Estate.

Bankside Industrial Estate comprises one of Falkirk's principle commercial areas which provides a range of commercial and industrial accommodation for various national and local occupiers. Operators within the immediate vicinity include GAP Hire Solutions, Veolia and Angus Braidwood & Sons.

Falkirk itself comprises an important town within Central Scotland lying midway 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 and benefits from excellent motorway and rail communication links

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

**DESCRIPTION:**

The subjects comprise a garage/workshop unit which is of traditional steel frame construction, having predominantly brick/block infill walls. The building is contained under a pitched roof which is clad in cement fibre sheeting.

Vehicular access to the subjects is by means of 3 roller entrance doors.

Internally the subjects provide a main workshop area together with appropriate office and ancillary sections. A steel framed mezzanine section provides additional storage space.

The workshop accommodation is finished to a traditional standard throughout having an eaves height of 5 metres with high level gas fired ambi-rads providing space heating.

The office and ancillary accommodation has recently been refurbished and is presented to an appropriate standard throughout.

**ACCOMMODATION:**

We would summarise the accommodation as undernoted:-

Ground floor – gross internal area – 538.83 sq m ( 5,800 sq ft)  
Mezzanine floor – gross internal area – 125.60 sq m (2,320 sq ft)

**RATEABLE VALUE:**

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £35,750

**LEASE TERMS:**

The subjects are offered on a normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

**RENT**

Offers of £35,000 per annum exclusive are sought.

**VAT:**

All prices quoted are exclusive of VAT which may be chargeable.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificates (EPCs) 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:**

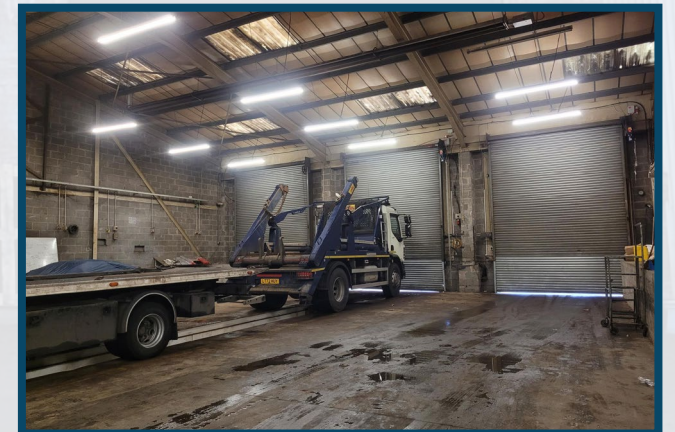
By agreement.

**VIEWING:**

Strictly by appointment through the sole letting agents.

Ref: ESA3216

Date of publication January 2024

**IMPORTANT NOTE**

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