



TO LET - WAREHOUSE/WORKSHOP

22 CASTLE ROAD,
FALKIRK,
FK2 7XY

- Flexible warehouse/workshop/office premises
- Large secure yard
- Dedicated private parking
- 1428.58 sq m (15,377 sq ft)

LOCATION:

The subjects are situated on the northern side of Castle Road within Bankside Industrial Estate, lying immediately to the east of Castle Drive and to the west of Abbots Road.

Bankside comprises one of Falkirk's main industrial estates providing a variety of commercial and industrial units with surrounding occupiers including Gap Plant Hire, Cebotec and Veolia. The estate offers excellent accessibility both to Falkirk Town Centre and to the east and west of the town via the Northern Distributor Road which lies immediately to the north.

Falkirk itself comprises an important town within Central Scotland lying midway between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district.

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

DESCRIPTION:

The subjects comprise a purpose built industrial unit together with associated office and ancillary accommodation. The main building is of traditional steel frame construction having brick infill walls while the roof is of a pitched design clad in profile metal sheeting.

The office accommodation is generally of a similar construction throughout being single storey in height, of rendered brick construction contained under a mono pitched roof which is clad in profile metal sheeting.

Internally the subjects are arranged to provide the main workshop area together with a secondary workshop extension with the remaining accommodation providing a variety of open plan and private office accommodation together with associated meeting rooms, canteen facilities and crew areas.



Externally the subjects benefit from a generous parking area to the front of the building together with a large rear secure yard of 0.69 acres.

ACCOMMODATION:

We calculate that the subjects extend to the following:-

| | | |
|------------------------|----------------------|---------------------|
| Gross Internal Area | 1428.59 sq.m. | (15,377 sq.ft.) |
| Total Site Area | 0.58 hectares | (1.43 acres) |
| Secure Yard | 0.28 hectares | (0.69 acres) |

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered in the valuation roll at rateable value £67,000

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 £85,000 per annum exclusive are invited.

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.

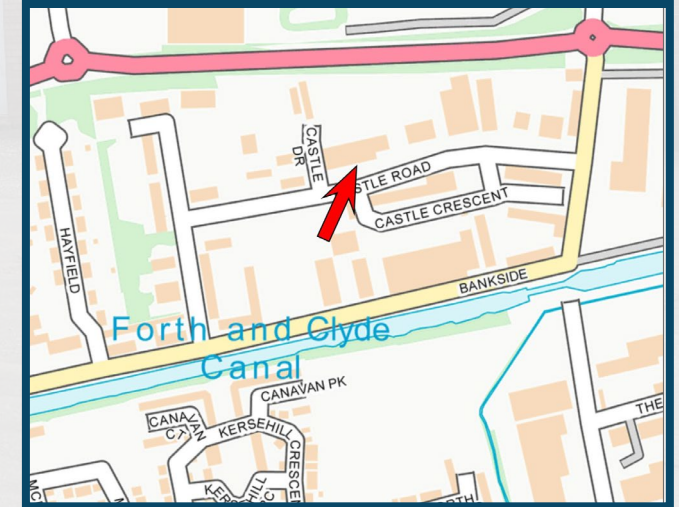
DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3253 Date of publication February 2024

**IMPORTANT NOTE**

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