



TO LET - WORKSHOP/WAREHOUSE UNIT

UNIT 5 BARONS COURT, EARLS
GATE PARK, ROSELAND HALL,
GRANGEMOUTH, FK3 8BH

- Modern workshop/warehouse unit
- Situated adjacent to junction 6 of the M9
- Flexible internal layout
- 153.66 sq m (1,654 sq ft)

LOCATION:

The subjects lie within Earls Gate Park, which is situated to the south of Earls Road (A905) and immediately east of Beancross Road, lying directly adjacent to Junction 6 of the M9 motorway.

The Park provides a range of workshop/warehouse and office accommodation, with occupiers including Cryo Pump Repairs, R & M Clarkson Ltd and Safetrade 247 Ltd.

Grangemouth itself comprises an established town within central Scotland lying on the southern banks of the River Forth, astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh. The town provides a range of local authority and private housing stock together with appropriate retail, educational and local government facilities, having a resident population of approximately 18,000 people.

The town is home to one of the countries and indeed Europe's largest petrochemical facilities as well as benefitting from a substantial port complex, each of which provides significant employment for the surrounding area.

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

DESCRIPTION:

The subjects comprise a modern, mid-terraced workshop/warehouse unit which is of steel frame construction, clad predominantly in insulated profile metal sheeting.

The subjects incorporate a modern trade counter style frontage which is full height and of aluminium/glazed design. Vehicular access is by means of an up and over entrance door.

Internally the subjects provide the main workshop/warehouse unit, together with a toilet facility.

The subjects are finished to a modern standard, with the mono-pitched roof providing a minimum rear eaves height of 4 metres.

ACCOMMODATION:

We would summarise the accommodation as undernoted:-

Gross internal area – 153.66 sq m (1,654 sq ft)

RATEABLE VALUE:

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll rateable value £14,100.

LEASE TERMS:

The subjects are offered on the basis of a 3 year, internal repairing and insuring basis.

RENTAL:

Offers of £15,720 per annum exclusive are sought.

MAINTENANCE RENTAL:

A maintenance rent is payable to cover the running costs of the estate, including grounds maintenance, along with external repairs and periodic redecoration. The maintenance rent also includes the building insurance premium. The current maintenance rent is £1,410 per annum, exclusive.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

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

LEGAL EXPENSES:

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.

ENERGY PERFORMANCE:

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

OFFERS/FURTHER INFORMATION:

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

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

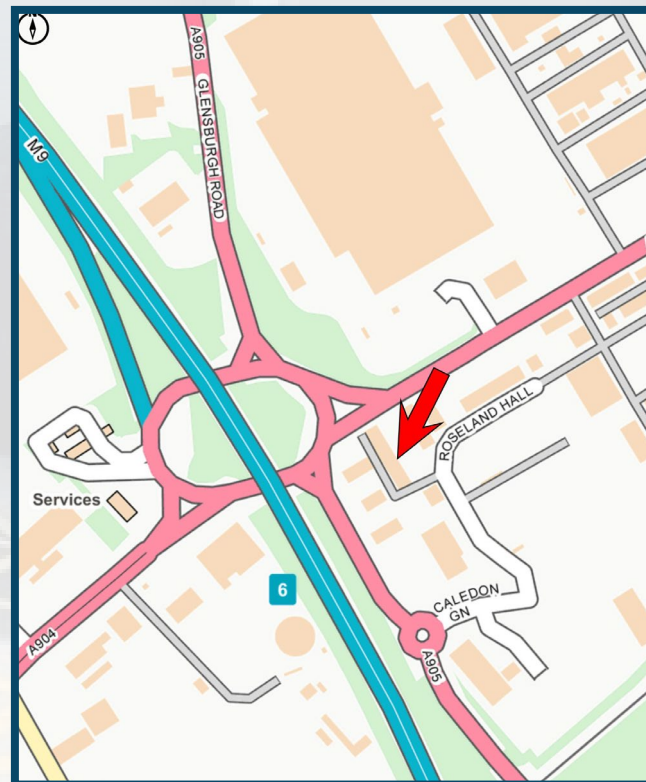
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA3138

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