

DM HALL

To Let /
May Sell

**Warehouse/
Workshop**

22 Castle Road,
Falkirk,
FK2 7XY



1428.58 sq m
(15,377 sq ft)

Property Details

- Flexible warehouse/workshop/office premises
- Total site area 1.43 acres
- Large secure yard - 0.69 acres
- Substantial private parking for approx 30 vehicles
- Extensively refurbished
- Main warehouse roof and walls re-clad in 2015
- May split

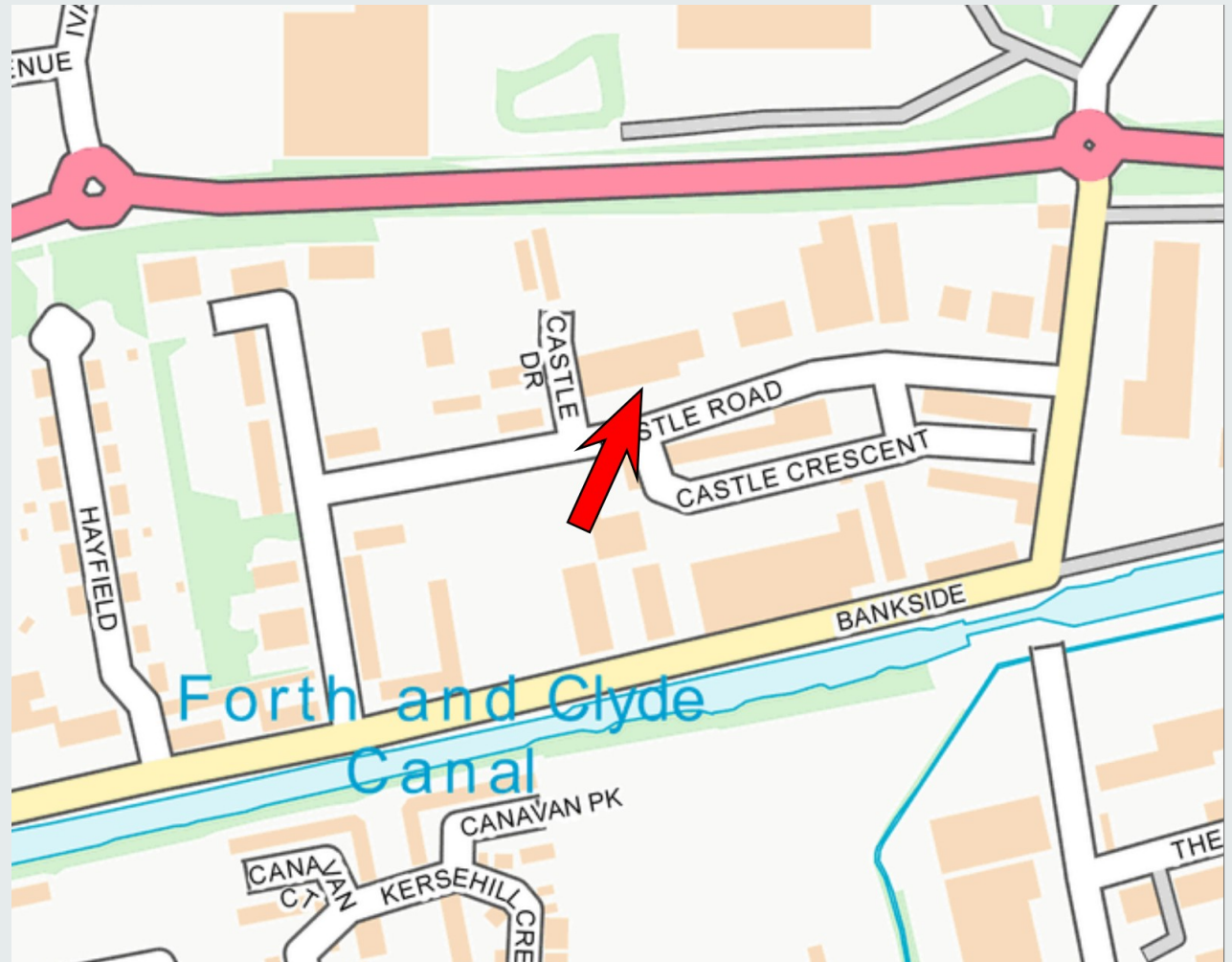
LOCATION:

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.



Property Details

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.

Key Features -

- Flexible internal layout
- Dedicated parking for 30 vehicles
- Large secure yard of 0.69 acres
- Potential to subdivide and let out surplus space
- Option to develop further space and/or add storage facilities in the yard.
- 9000sqft of south facing roof providing the potential to incorporate solar panels.

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



Property Details

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.

PRICE

Upon 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.

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.

DATE OF ENTRY:

By agreement.

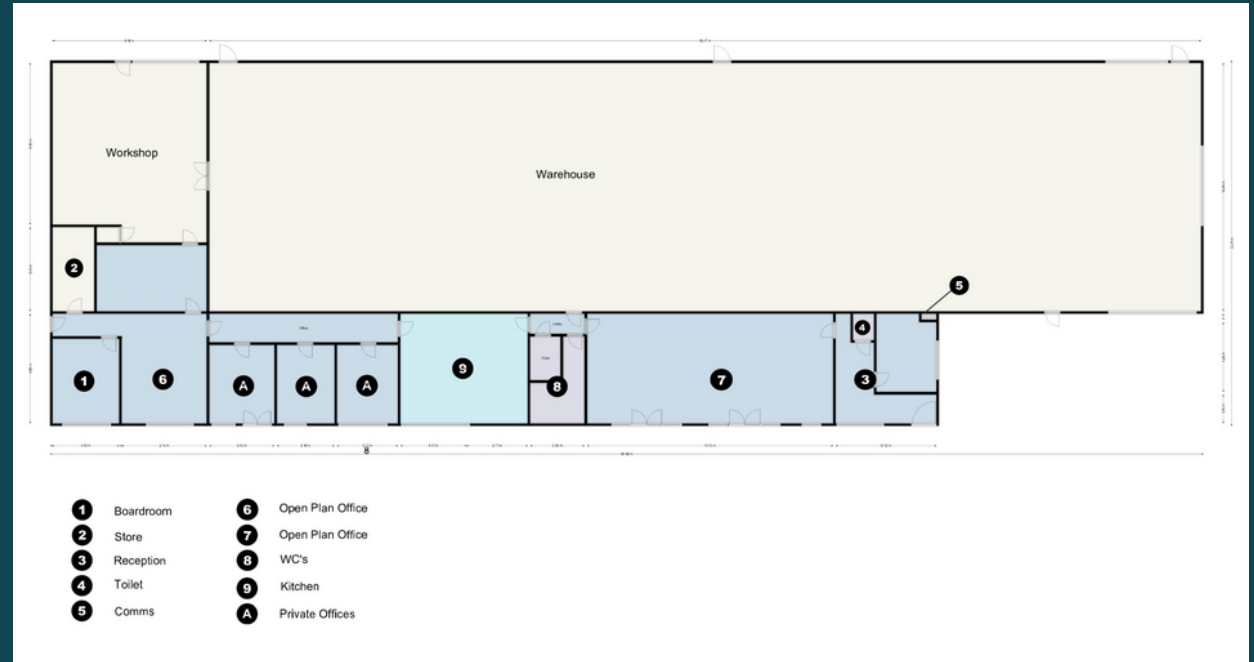
VIEWING:

Strictly by appointment through the sole letting agents.

DM HALL



Regulated by
RICS



Make an enquiry

Michael McIntyre

Michael.mcintyre@dmhall.co.uk

Juliet Robertson

Juliet.robertson@dmhall.co.uk

DM Hall Commercial Department

Unit 6a The Courtyard

Callendar Business Park, Falkirk, FK1 1XR

01324 628321

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) 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. (ii) 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 (iii) 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. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) 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 (vi) 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.