



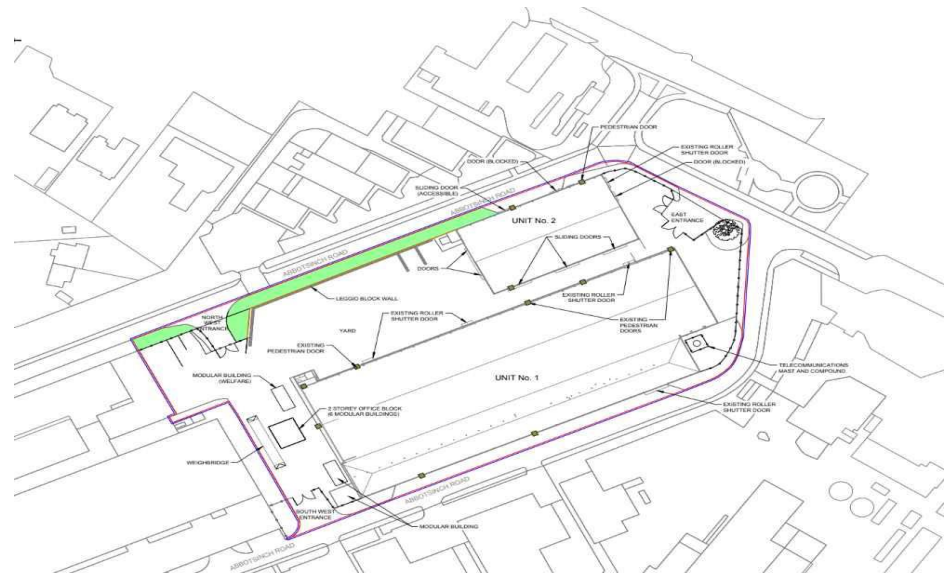
AVISON YOUNG

To let – 93,156 sq ft Industrial Facility

1-5 Abbotsinch Road
Grangemouth, Falkirk
FK3 9UX

Industrial Premises & Yard

- Substantial Industrial facility undergoing extensive refurbishment
- Facility totalling 93,156 sq ft
- Warehouse & secure yard facility
- Good access to Scotland's Motorway Network



Grangemouth- To Let

1-5 Abbotsinch Road

Location

The subjects are located in Grangemouth, which lies within the Falkirk Council area, with a population of circa 17,500 people.

The town lies in the Forth Valley on the south bank of the River Forth and is located approximately 3 miles east of Falkirk, 13 miles east of Stirling, 25 miles west of Edinburgh and 28 miles north east of Glasgow.

The property is situated on Abbotsinch Road, which sits a short distance to the west of the refinery.

Grangemouth benefits from its direct links to the central Scotland motorway network including the M9 and M90. The Kincardine Bridge and the Queensferry Crossing link the town to Fife in the north and the M8 link with Edinburgh to the east and in turn with the M8 motorway to Glasgow.

Description

The subjects comprise two traditionally built industrial units, with steel portal frame construction and brick-built dado walls. The larger building has been subject to an extensive refurbishment process which is due to complete in Autumn 2023.

Externally, the subjects benefit from an extensive concrete surfaced yard area, with perimeter fencing, and two dedicated secure entrance ways.

There is a new high specification modular office facility on site.

The key benefits are as follows;

- Brand new, high specification modular office
- Main facility undergoing extensive refurbishment
- Full new roof, cladding and loading doors
- Extensive surfaced concrete yard
- New gatehouse facility
- Secure perimeter site
- Two main access points
- Clear eaves height up to 7.67 metres
- Minimum eaves height of 6 metres



Grangemouth- To Let



1-5 Abbotsinch Road

Accommodation

	Sq ft
Small Unit	16,376
Larger Unit	70,780
Modular Office	6,000
Overall	93,156

Energy Performance

A copy of the EPC can be made available on request.

Rateable Value

According to the Scottish Assessors Association website the property has a current rateable value of £188,000

Terms

The unit is available To Let on a new FRI lease. For quoting terms please contact the marketing agents.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT.

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