

ABBOTSFORD BUSINESS PARK

LAMMERMOR AVENUE | FALKIRK | FK2 7ZS

NEW BUILD DEVELOPMENT
- COMPLETION Q1 2021

UNITS FROM
1,057 TO
11,628 SQ FT



A SALTIRE BUSINESS
PARKS DEVELOPMENT

Image from a previous Saltire development

LOCATION

The town of Falkirk occupies a central position in Scotland with a good proximity to Edinburgh and Glasgow international airports and the Port at Grangemouth. Glasgow lies 23 miles to the south west, Edinburgh 25 miles to the south east and Stirling is situated just 12 miles to the north. Falkirk has 2 railway stations which connect to both Edinburgh and Glasgow and there is a daily direct service to London King's Cross as well as the Caledonian Sleeper which runs to London Euston.

Abbotsford Business Park is situated on the A9 (Falkirk Northern Distributor Road), a short distance from the M9 connecting Stirling, Edinburgh, Glasgow and Perth. The surrounding area over recent years has become increasingly established as an office and industrial location within Falkirk. Falkirk has a population of approximately 150,000 with a resident catchment of 243,000 within a 20 minute drive and 631,500 within a 40 minute drive.

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NEW BUILD SPECIFICATION

- Steel portal frame
- Kingspan 80mm insulated cladding on purlins
- Kingspan 80mm insulated roof with translucent panels
 - Eaves heights: 3.2m rising to 4.2m (5.2m rising to 6.2m in Units 7 & 9)
 - Linear 150 lux lighting
- 15kVA (smaller units) and 24kVA (larger units)
 - 150mm concrete floor slab
- 3.5m wide x 3.5m high sectional overhead door
 - Aluminium pedestrian entrance door
 - WC to the rear of each unit

AREAS

UNIT	SIZE SQ FT	SIZE SQ M
01	1,057	98.2
03	1,057	98.2
05	1,057	98.2
07	1,057	98.2
09	1,586	147.3
11	1,057	98.2
13	1,057	98.2
15	1,057	98.2
17	1,057	98.2
19	1,586	147.3

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EPC

Anticipated EPC rating of B. Certificates will be available on request in due course.

TERMS

The subjects are to be let on a Full Repairing and Insuring basis on terms to be agreed.

FURTHER INFORMATION

DM HALL
CHARTERED SURVEYORS

01324 628 321

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0131 240 7500

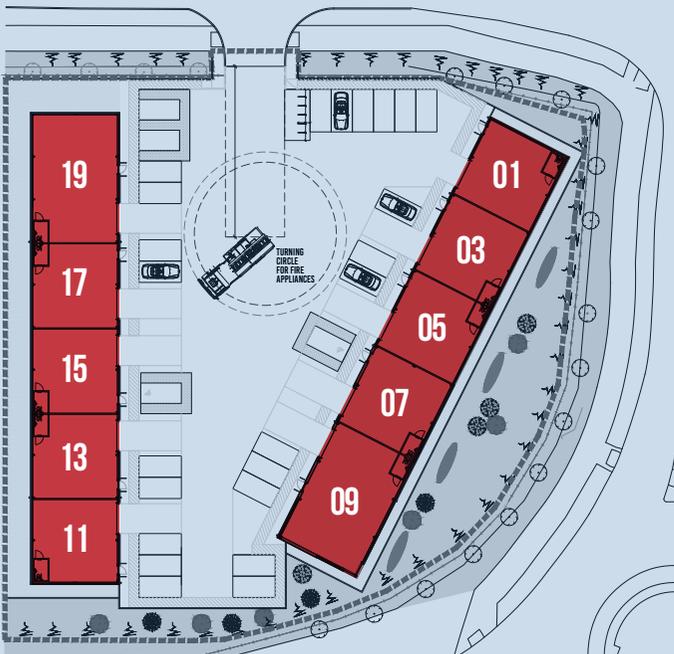
Lewis Pentland
0131 240 7523
lewis.pentland@colliers.com

RATEABLE VALUES

The units will require to be assessed upon occupation. All tenants will benefit from 100% rates relief in Year 1 under. In addition, the units will be eligible for Small Business Bonus rates relief for qualifying tenants.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being liable for LBTT and registration dues.



The Agents 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 the 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 intending purchasers or tenants should not rely on them as statements or representations 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. November 2020.