

To Let

EDM House
Block B
Castle Street Industrial Estate
Alloa
FK10 1EU

For further information or an appointment please

Peter Fraser

Tel: 0131 469 6027

Email: peter.fraser@avisonyoung.com

Matthew Moggach

Tel: 0131 469 6017

Email: matthew.moggach@avisonyoung.com



0131 255 8000
avisonyoung.co.uk/scotland

Location

The subjects are located in Alloa, Clackmannanshire in the Central Lowlands of Scotland. Alloa lies 6 miles east of Stirling and 8 miles north of Falkirk. The town is accessible via the A907. Alloa has a resident population of circa 20,500. Alloa has its own rail station 10 minutes walk from the property that serves the town and connects directly to Glasgow, whilst journeys can be made to both Edinburgh and Aberdeen via Stirling.

The subject property itself is located to the south of the town within a mixed use area.

Description

The subject comprises a single storey office building with slight industrial element. The property is of blockwork construction under a metal sheet roof. Internally the ceiling is of suspended tiles with CAT 2 lighting. The walls are painted plasterboard and flooring is a combination of tiles and carpet tiles on a mix of both concrete and suspended timber floors. Natural light is via aluminium framed double glazed

windows and heating via wall mounted radiators and comfort cooling cassettes. There is a large kitchen area, along with male and female WC's. An electric roller shutter door located to beyond the main office areas provides access for larger goods. The floor to ceiling height is approximately 2.92m throughout.

There is a car park to the front of the property offering 18 car parking spaces, 2 of which are accessible spaces. There are also 2 shipping containers to the side of the property for additional storage and landscaping surrounding the building.

Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor Area	SQ M	SQ FT
Ground Floor	537.90	5,790

Tenure

Our clients are seeking to sub-let/assign their leasehold interest in the subject property. The subject is held on full repairing and insuring terms until 13 November 2024.

Rent

£35,000 per annum.

VAT

VAT is applicable.

Rates

The subjects have a rateable value of £39,500.

The current rates poundage is 48p for properties with a rateable value below £51,000.

Legal Costs

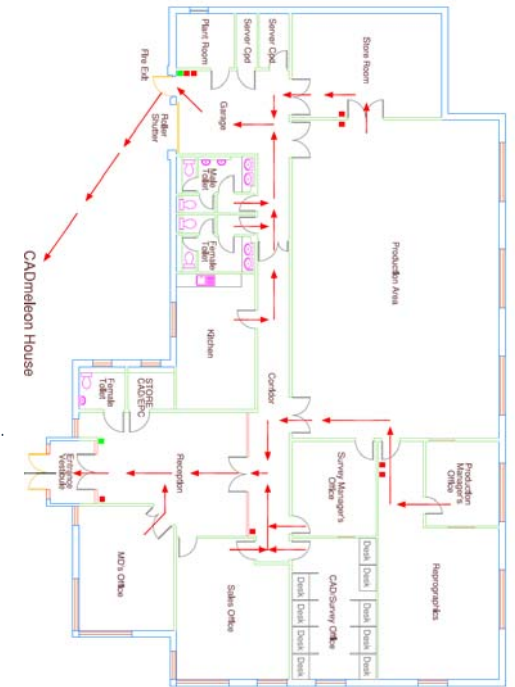
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The subjects have a rating of C.

Viewing

Strictly with the sole letting agent.



Avison Young
Quayside House, 127 Fountainbridge, Edinburgh EH3 9QG

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

March 2019

- (1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:
- (2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of

their correctness by inspection or otherwise.

- (4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (5) All prices quoted are exclusive of VAT.
- (6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.