

Laurieston Road, Grangemouth, FK3 8XX FOR SALE



Location

The premises are located within Thornbridge Industrial Estate, which is accessed from Laurieston Road. It is situated approximately 1.5 miles from Grangemouth town centre and two miles from Falkirk town centre. Access to the M9 motorway is nearby with approximately 19 miles to Edinburgh and 27 miles to Glasgow.

Description

The property comprises circa 7.5 acres of industrial land with four warehouses / workshop buildings providing a total GIA of approximately 39,500 sq ft. Parts of the land are used for open storage with income from several occupiers at present. Further information is available on request.

Opportunity

The asset provides the following potential:

- Negotiate longer term leases with the current occupiers •
- Secure additional occupiers for vacant areas
- ٠ Consider refurbishment of existing buildings
- Vacant possession for owner occupation of part or whole ٠
- Potential for new development, subject to planning ٠

Business Rates

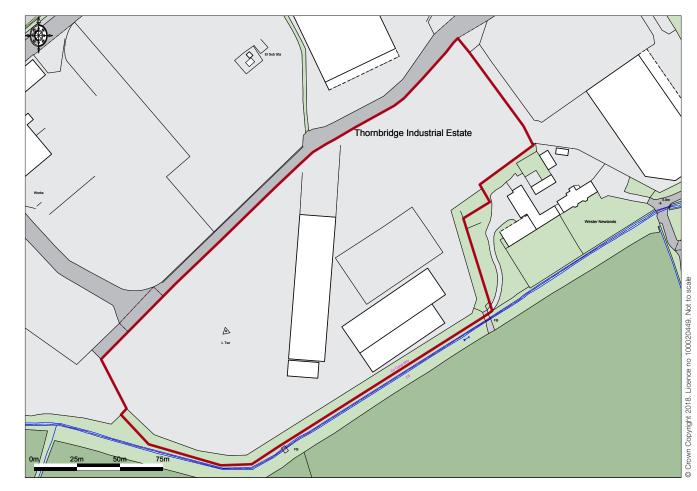
The premises are currently entered in the 2017 valuation roll with the following entries:

Yard & Buildings	£56,500
Workshop	£30,500
Yard	£14,300
Yard	£ 5,200
Workshop	£15,100

Appeals for the above entries are ongoing.

Tenure

Our client is seeking to sell their heritable (freehold) interest in the premises. Price on application.



Viewings and further Information

Please contact the sole marketing agents to arrange a viewing or for further information:-

Sven Macaulay

Tel. +44 (0)141 227 2364 smacaulay@geraldeve.com



Conditions under which these particulars are issued

- All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
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