

TO LET

WORKSHOP/INDUSTRIAL UNIT



**93B GLASGOW ROAD,
CAMELON, FALKIRK, FK1 4JW**

290.81 SQ M (3,130 SQ FT)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Falkirk, a town of approximately 32,000 residents, lies in the Forth Valley approximately 26 miles to the northwest of Edinburgh, 21 miles northeast of Glasgow and 14 miles south of Stirling. The town benefits from excellent communication links, located at the intersection of the M9, M80 and M876 motorways. In addition, the town's close proximity to the Kincardine Bridge provides convenient access to Fife to the north and thereafter the M90 to Perth and the Highlands.

Camelon is a predominantly residential area of Falkirk on the western periphery of the town, approximately 2 miles from the town centre. Glasgow Road is one of the principal arterial routes in to Falkirk from the west and provides access to the M876 at Junction 1.

The property is located within a small commercial park adjacent to the Alexander Dennis facility and to the rear of the Shell petrol filling station. Other occupiers within the park include County Tyres, Donny's Carpet's and SJS Fencing & Decking.

DESCRIPTION:

The property is a mid-terrace industrial unit of steel framed construction with brick/block infill to dado level with metal profile cladding above under a pitched roof, similarly of profile metal cladding incorporating translucent panels. Externally the property benefits from 3 dedicated car parking spaces and a shared yard area.

Internally the unit is open span with concrete floor plate, pendant sodium lighting and oil fired hot air heaters. The property has an eaves height of 4.2m, rising to 5.7m at the apex. A small office and staff welfare/canteen have been incorporated. Vehicular access is by way of a 4m electrically operated roller shutter door.

ACCOMMODATION:

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the gross internal floor area has been calculated as follows:

	Sq M	Sq Ft
Workshop/Industrial Unit	290.81	3,130

The premises incorporate a secure yard area extending to approximately 0.33 hectares (0.81 acres).



TERMS:

The premises are available to let on a new full repairing and insuring lease for a term to be agreed. Full details are available upon application to the sole letting agent.

RATEABLE VALUE:

The premises will require to be reassessed for rating purposes and may benefit from up to 100% business rates relief.

LEGAL COSTS

Each party will bear their own legal costs in dealing with the transaction however the new occupier will be liable, in the normal manner, for any recording dues, registration fees and Land & Buildings Transaction Tax.

ENERGY PERFORMANCE CERTIFICATE

The energy performance of the property has been assessed and a copy of the EPC can be provided on request.

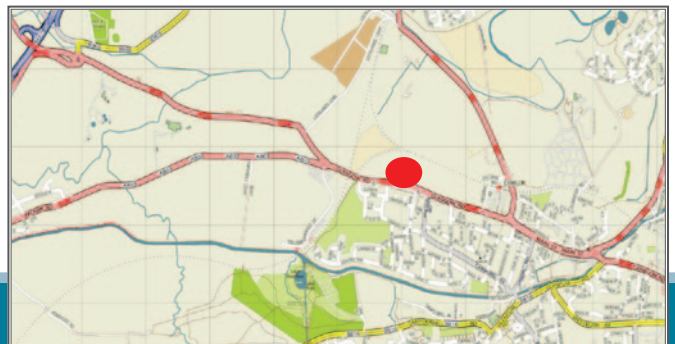
VIEWING AND FURTHER INFORMATION:

To arrange a viewing or for further information please contact the sole letting agents:

Andrew Reilly Associates
31 Rutland Square
Edinburgh
EH1 2BW

Howard Brooke
T: 07973 540528
E: h.brooke@andrewreillyassociates.co.uk

Andrew Reilly
T: 07795 568254
E: a.reilly@andrewreillyassociates.co.uk



ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.