

OFFICE SUITE

TO LET

Unit A, Inchyra Business Park, Boness
Road, Grangemouth, FK3 9XF

- High Quality First Floor Office Suite
- Generous On Site Parking
- Net Internal Area 3,070 sq. ft.
- Rental Offers Of £37,000 Per Annum
Exclusive Sought



LOCATION:

The subjects form part of Inchyra Business Park, lying on the southern side of Bo'ness Road, immediately to the west of its junction with Inchyra Road and to the east of Grangemouth's town centre.

The premises lie within an established area of commercial usage with nearby occupiers including Tarmac Trading Ltd, Doosan Babcock, and DKL Metals. Part of Grangemouth's significant petrochemical facility lies immediately to the east, on the opposite side of Inchyra Road.

In this regard, Grangemouth itself comprises an established town within central Scotland lying on the southern banks of the River Forth astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh.

The town is home to one of the countries and indeed Europe's largest petrochemical facilities as well as benefitting from a substantial port complex, each of which provides significant employment for the surrounding area.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise a first floor office suite contained within a 2 storey, detached office building which is assumed to be of steel framed construction having a variety of rendered brick/block and insulated profiled panel infill walls. The building is contained under a pitched roof which is clad in insulated profile metal sheeting.

Access to these subjects is taken directly from Bo'ness Road via an aluminium/glazed pass door and from there to an internal stair which leads to the first floor.

The suite is presently arranged to provide a central open plan office area with a variety of private rooms partitioned on either side together with a board room, staff kitchen and toilet facilities.

The suite is fitted out to a high quality standard throughout having modern LED light fittings while space heating is provided by wall mounted radiators served from a solid fuel Bio-mass boiler.

ACCOMMODATION:

We calculate the subject provide the following accommodation:-

Net internal area 285.22 sq. m (3070 sq. ft.)

RATEABLE VALUE:

The subjects are presently rated as part of the whole building and will require to be re assessed for rates purposes.



LEASE TERMS:

The subjects are offered on normal fully repairing and insuring terms for a period to be negotiated incorporating rent review at appropriate intervals.

RENTAL:

Offers of £37,000 per annum exclusive are sought.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA2237

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