

To Let

Hadrian House
Callendar Business Park
Falkirk
FK1 1XR

Newly refurbished, open plan
ground floor office

Generous on-site car parking

5,048 sq ft (469 sq m)

Available Q2 2020

Preliminary Details

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For further information or an appointment to view:

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Location

Hadrian House is located in Falkirk, situated some 25 miles from both Edinburgh and Glasgow on the M9 motorway.

The town has a population of c.36,000, extending to 160,000 when including its surroundings and benefits from 2 train stations.

Hadrian House is located within the picturesque Callendar Business Park, located to the south east of Falkirk. Neighbouring occupiers include; The Office of Public Guardian, The Division of Planning and Environmental Appeals (DPEA), Cala, Link Group and 1st Home Care.

Description

The Ground floor West suite is in the process of being refurbished along with all external and common areas. Full details available on request.

Access is taken via the shared main entrance through to the suite.

The suite provides open plan space with

new LED lighting, newly decorated throughout with new carpeting.

There are communal male, female, accessible WC's and shower facilities.

There is generous car parking provided in the secure car park.

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	469.00	5,048

Rent

On application.

The subjects are available on flexible lease terms.

Further information is available via the sole letting agents.

VAT

VAT is applicable.

Rating Assessment

The subject property will require to be reassessed following the refurbishment of the accommodation.

Further information upon request from the sole agent.

Legal Costs

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

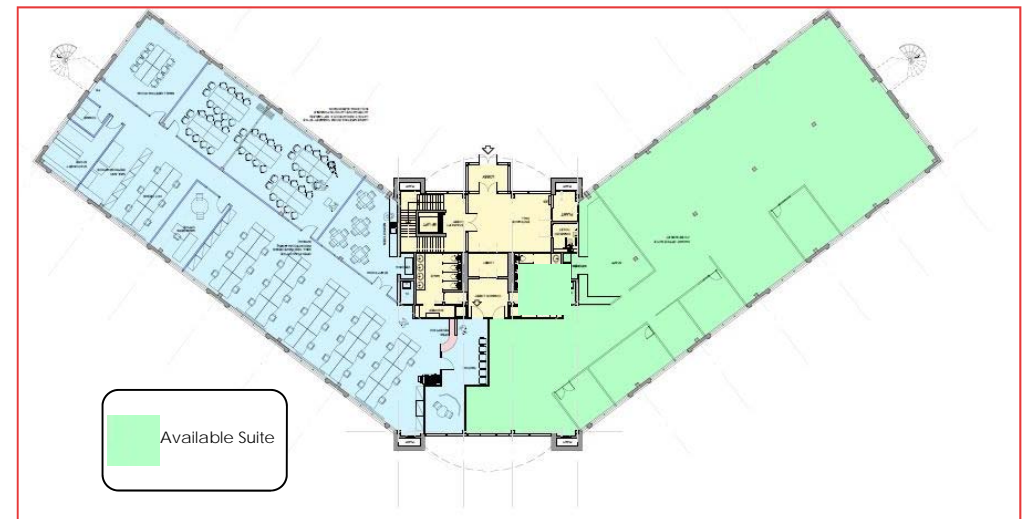
EPC

A new EPC will be required on completion of the refurbishment. The target EPC rating is 'C'.

Further information available upon request.

Viewings

All contact and viewings must be made through the sole agent.



Avison Young
6th Floor, 40 Torphichen Street Edinburgh EH3 8JB

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