

**West Carron Works
Stenhouse Road
Carron
Falkirk
FK2 8DR**

To Let

Office
Accommodation

Highlights

- Modern office specification
- Substantial dedicated on site car parking
- Fully secure site
- Excellent transport links
- Total of 8,531 sq. ft. available and the ability to sub-divide.



Location

The property is situated in the Central Lowlands of Falkirk, conveniently only 28 miles north-west of Edinburgh and 24 miles north-east of Glasgow.

West Carron Works sits on the banks of the River Carron and can be accessed via Stenhouse Road.

Public transport is readily available via bus links located on Carron Road and Stenhouse Road. The property benefits from excellent connectivity to Scotland's motorway network providing links to the M9, M876 and the M80. Junction 6 of the M9 is accessible within a 15 minute drive of the property.

Nearby occupiers include Carron Bathrooms, Pro-Valet, Bond Retail Services and Candleshack and Obashi, who occupy space within the site.

Description

The subjects provide stand-alone office accommodation within the wider Carron Phoenix industrial estate.

The property comprises a traditional 2 storey stone building under a pitched and slated roof.

The accommodation provided is modern and open plan, with a high specification including double glazed windows, gas central heating, raised access floor and lift access.

There is also a high quality fit out of offices / showroom in situ.

Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the net internal areas are as follows:

Demise	Sq. Ft	Sq. M
Ground Floor West	2,507	232.95
Ground Floor East	3,241	301.07
First Floor West	2,783	258.5
Total	8,531	792.52

The property can be leased as a whole or as individual suites as above.

Rateable Value

The tenant would be responsible for a proportion of the rates in relation to their occupation.

We would advise all interested parties to make their own investigations into the rateable value and rates liabilities.

Terms

The offices are available on short-term licence or long term lease.

The rent is inclusive of:

- Rent and service charge
- Insurance (buildings only)
- Electricity and gas
- Maintenance of lift, grounds and landscaping
- Security
- Water
- Parking
- Window cleaning

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

EPC

The Energy Performance Certificate (EPC) can be made available on request.



For further information or an appointment please contact:

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