

# To Let

Units 1 & 2  
Wholeflats Industrial Estate  
Inchyra Road  
Grangemouth  
FK3 9UY

**Unit 1 - 49,822 Sq Ft (4,627 Sq M)**

**Unit 2 - 54,394 Sq Ft (5,053 Sq M)**



## Description

The subjects comprise two large industrial units of steel portal frame construction with a shared secure surfaced yard area.

Each unit has roller shutter access doors and an internal eaves height of 9.32 metres.

## Location

The subject premises are located on Inchyra Road, with access taken from Wholeflats Road.

Inchyra Road acts as a major thoroughfare connecting the M9 with Grangemouth, making it the main distribution location within the Grangemouth area.

Grangemouth is situated in Falkirk Council in the Forth Valley on the south banks of the Firth of Forth, 3 miles east of Falkirk and 13 miles South East of Stirling.

The units are half a mile to the north Junction 5 of the M90 (Edinburgh to Stirling) motorway, giving good access to Kincardine Bridge, Falkirk town centre and Edinburgh city centre.

## Accommodation

Description	Sq ft	Sq M
Unit 1	49,822	4,627
Unit 2	54,394	5,053

## Legal Costs

Each party will be responsible for their own legal costs involved in any transaction.

## Business Rates

The subjects currently have a rateable value of £302,500.

## Terms

The subjects are available by way of a sublease or assignment.

Available together or as separate units.

## Legal Costs

Each party will be responsible for their own legal costs involved in any transaction.

## EPC

EPC details available on request.

## Rent

Rental information available on application.



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January 2020

Property ref: [avisonyoung.co.uk/15470](http://avisonyoung.co.uk/15470)

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