

Unit 10 Castings Court,
Middlefield Industrial Estate,
Falkirk FK2 9HQ

4,749 Sq Ft (441.18 Sq M)

- Well located industrial unit within an established estate
- Good HGV access on site
- Good quality unit with roller shutter access
- Car parking available

TO LET

WAREHOUSE /INDUSTRIAL UNIT



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LOCATION

The unit is located within the established and popular Middlefield Industrial Estate to the north eastern side of Falkirk and to the west of Grangemouth. The estate is well positioned with good access via the A904 and A9 and is within easy reach of Edinburgh and Glasgow. Junction 6 of the M9 Motorway is situated a short distance to the east which in turn provides access to the M876.

The estate is also convenient for access to basic amenities, e.g. shops, bus services etc.

DESCRIPTION

The development comprises of a number of light industrial / warehouse units of steel portal frame with brick and profiled metal clad construction. Unit 10 measures approximately 4,749 sq ft and has a steel roller shutter door together with separate pedestrian door access along with WC's and a small office element.

Castings Court houses a mixture of national and local covenants and is a very popular industrial park. The site has had a number of improvements recently, most notably the new curtilage fencing and entrance gates.

There is plenty of parking available on site and there is good access for HGV's and other vehicles.

TENURE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£17,500 per annum.

ACCOMMODATION

Unit 10 - 4,749 sq ft (441 sq m).

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC certificate available upon request.

RATING

The current Rateable Value is £21,750. Interested parties are advised to speak to the relevant authority.

VAT

If applicable, VAT is to be paid at the prevailing rate.

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the sole agents:

Tom Shelton MRICS
Barnsdales - Chartered Surveyors
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