



TO LET

INDUSTRIAL

UNIT C, BLOCK 1, WEST MAINS INDUSTRIAL ESTATE,
GRANGEMOUTH FK3 8YE

Flexible warehouse/workshop accommodation

Excellent motorway access

Gross internal areas 1,167 sqm (12,569 sq ft)

Current passing rental £60,000 per annum exclusive

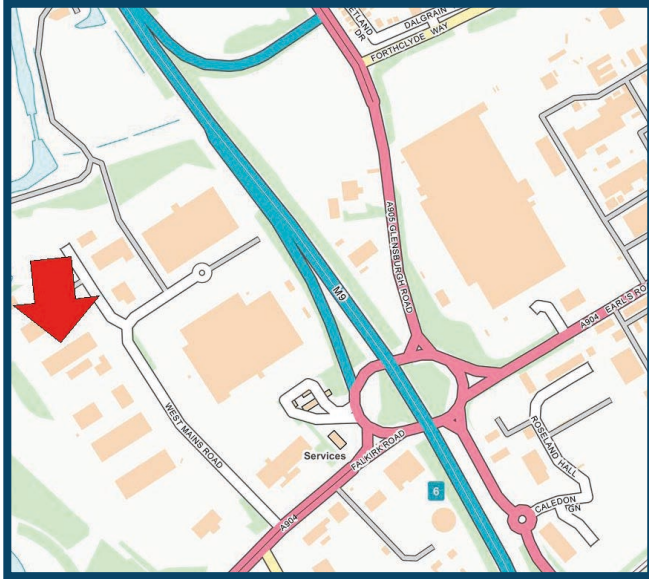
LOCATION:

The subjects lie within Grangemouth West Mains Industrial Estate which is situated on the southern outskirts of Grangemouth, to the east of Falkirk, adjacent to junction 6 of the M9 motorway.

West Mains comprises an established industrial location within the heart of the central belt benefiting from excellent road communication links via junctions 5 & 6 of the M9, each of which lie within 1 mile.

Grangemouth itself lies within the heart of Central Scotland approximately 3 miles east of Falkirk and some 24 miles west of Edinburgh. The town provides one of Europe's largest petrochemical centres and is home to one of Scotland's main port facilities, 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 warehouse/workshop premises forming part of a terrace of similar properties, the building being of steel frame construction having a brick/block dado wall with insulated profile metal sheeting over. The premises are contained under a pitched roof which is also clad in insulated profile metal sheeting.

Vehicular access to the subjects is taken from the northern elevation by means of an electric roller entrance door with pedestrian access taken from the southern elevation by means of a PVC pass door.

Internally the subjects are arranged to provide the main warehouse/workshop area together with a series of office, storage and support accommodation which occupies the majority of the southern section of the building over, ground and first floors.

The warehouse/workshop provides and internal eaves site of 6.19m.

ACCOMMODATION:

We would summarise the accommodation as follows:-

Ground floor – gross internal area 1,109sqm (11,937 sq ft)

First floor – gross internal area 58.71 sqm (632 sq ft)

Total – gross internal area 1,167.71 sqm (12,569 sq ft)

**RATEABLE VALUE:**

Having regards to the Scottish Assessors Website we note that the subjects are entered in the current valuation roll at rateable value £45,000.

LEASE TERMS:

The subjects are presently tenanted under a 5 year, full repairing and insuring lease from 23rd of August 2016 at a current rental of £60,000 per annum which will increase to £62,500 as of 23rd of August 2019 and to £63,500 on 22nd of August 2020.

Our clients are seeking to assign their leasehold interest although consideration may be given to a sub - let.

EPC:

A copy of the EPC can be made available upon request.

FURTHER INFORMATION/ VIEWING:

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

Fax: 01324 612147

E-mail: 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.

VAT:

All figures quoted are exclusive of any VAT which may be chargeable.

DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

LEGAL COSTS:

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

DATE OF PUBLICATION:

March 2019

FILE REF:

ESA1748

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.