

To Let

Level 1

The Falkirk Stadium

4 Stadium Way

Falkirk

FK2 9EE

February, 2019



Highlights

- Focal point within Falkirk
- Prominent position
- Suitable for a variety of uses
- Ample parking
- Electric car charging points
- On site conference facilities
- On site café
- On site nursery

Location

Falkirk situated equidistant between Edinburgh and Glasgow of some 25 miles is well located on the M9 motorway. The town with a population of c.36,000, extending to 160,000 when including its surroundings, boasts 2 train stations.

Falkirk Stadium, home to Falkirk Football Club is well positioned between the A9 and A904, some 0.5 miles from the M9.

Description

The Falkirk Stadium opened in 2004 and is managed by Falkirk Community Stadium Ltd. As well as being the home of Falkirk Football Club it hosts a number of other tenants, including a nursery. The suite is located on the first floor of the stadium.

Access is taken via the main reception area with lift and stairs linking to the suite.

The suite is currently in shell condition, with a section underneath the external seating. The flooring is concrete screed with block work brick walls. There is good levels of natural light via the double glazed aluminium framed windows on to the west of the suite. Lighting is via suspended fitments.

The stadium has a number of meeting

and boardrooms that can be hired in advance. There are discounted rates available for tenants.

There is a café on the 4th floor.

Free parking is to the front of the Stadium.

Accommodation

The Gross Internal Area of the suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and is as follows:

Description	Sq m	Sq ft
First Floor South	769.6	8,284

Rent

Our client is willing to offer flexible lease terms to interested parties. Discussions can be held for any occupier seeking office fit-outs.

Service Charge

A service charge for the upkeep of communal areas and utilities shall apply. This currently stands at: £38,000+VAT

EPC

The subjects have a rating of C.

VAT

All monies under the lease will be VAT chargeable at the applicable rate.

Legal Costs

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

Viewings

Viewings can be arranged via the sole letting agent.



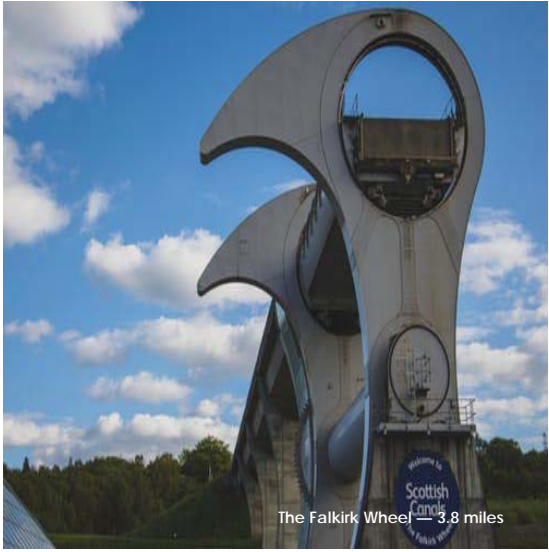
The space is currently in shell condition. Given the open plan nature, the suite offers to accommodate a wide variety of uses. The below are some suggestions:



The above list is not exhaustive and our client would welcome suggestions. It should be noted that they would be subject to change of use and relevant building warrants.



The Kelpies — 0.5miles



The Falkirk Wheel — 3.8 miles



Boardroom (can be hired subject to availability)



Electric car charging points

For further information please contact:

Peter Fraser

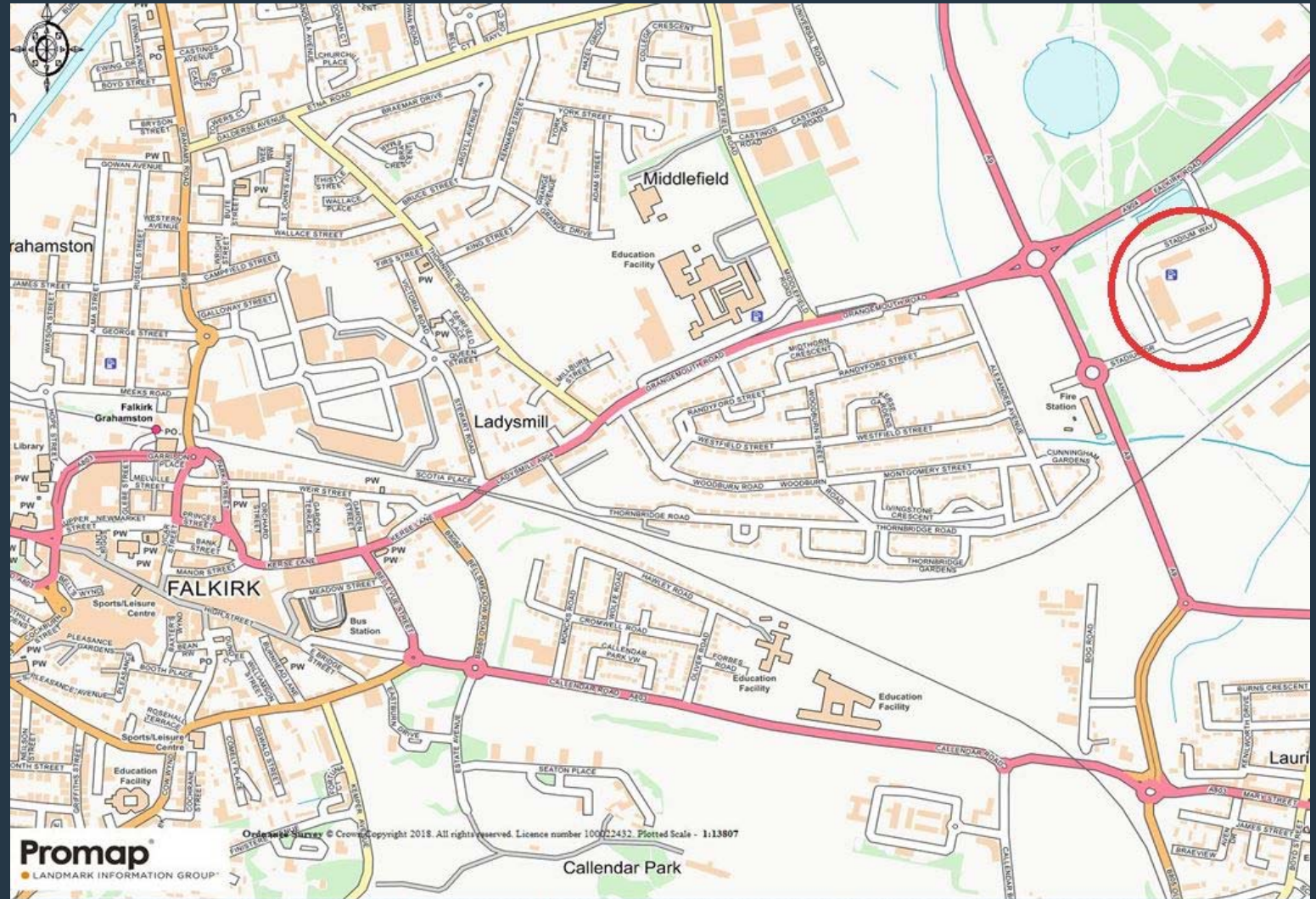
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