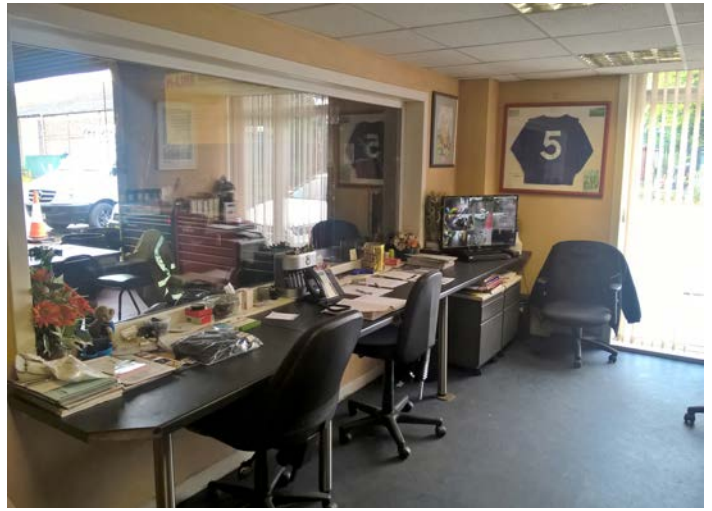


## Kelliebank, Alloa, FK10 1NT

- Workshop/Office Unit
- With Secure, Partially Surfaced Yard Area
- Total Site Extends to Around 1.08 Acres
- Within Easy Access of Scotland's Motorway Network





#### LOCATION:

Alloa is an expanding town situated about 7 miles east of Stirling and provides excellent transport links by road and rail to all major business centres throughout the country.

The town has a resident population of approximately 19,000 and is the administrative centre for Clackmannanshire Council.

The subjects are located in the popular and well established Kelliebank Industrial Estate and enjoy a relatively secluded position within the estate, towards the south western periphery of Alloa.

The Ordnance Survey extracts, which are for identification purposes only, show the location and approximate extent of the site.

#### DESCRIPTION:

The subjects comprise a single storey detached workshop/industrial unit of concrete framed construction with brick and cement sheet infill walls with pitched cement sheet clad roof and concrete floors. There is a single storey projection, incorporating the office accommodation, which is of brick construction with a flat, felt covered roof. The unit benefits from an external wash bay, adjoining the north elevation, with a canopy of pitched cement sheet cladding.



The subjects also benefit from a large enclosed yard area that is predominately surfaced in tarmac and hard-standing.

The total site area extends to around 1.08 acres.

According to our calculations, we estimate the unit extends to the following gross internal areas:

**Ground Floor (Workshop):**  
346.06sq.m/3,725sq.ft

**Ground Floor (Offices):**  
93.55sq.m/1,007sq.ft

**Mezzanine (Kitchen):**  
21.37sq.m/230sq.ft

**Mezzanine (Storage):**  
30.47sq.m/328sq.ft

**Total:**  
491.45sq.m/5,290sq.ft

#### RATEABLE VALUE:

According to the Scottish Assessors Association website, the subjects are entered into the current valuation roll as follows:

Rateable Value: £24,000

#### PRICE:

Offers are invited for the benefit of our client's heritable interest in the subjects.

#### VAT:

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

#### CLOSING DATE:

A closing date for offers may be set and interested parties are advised to register their interest with the sole selling agents. Our clients reserve the right to sell the subjects without setting a closing date and in setting a closing date, are not bound to accept the highest or indeed any offer received.

#### EPC:

A copy of the energy performance certificate for the subjects is available on request.

#### ENTRY:

By mutual agreement.

#### To arrange a viewing please contact:



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#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: August 2019