



## TO LET

UNIT 1, 30 ABBOTS ROAD  
BANKSIDE INDUSTRIAL  
ESTATE, FALKIRK, FK2 7XP

- Warehouse / workshop premises
- Front car park and yard
- Gross internal area – 1229.93 m<sup>2</sup> (13,239 ft<sup>2</sup>)
- Offers of £80,000 per annum invited



**LOCATION:**

The subjects are situated on the eastern side of Abbots Road, in close proximity to its principal junction with the A9, lying on the northeastern outskirts of Falkirk's Bankside Industrial Estate.

The premises occupy an excellent position in terms of road communication links with the A9 providing direct access to junction 6 of the M9 which lies approximately 1 mile to the southeast.

Bankside Industrial Estate comprises one of Falkirk's principle commercial areas which provides a range of commercial and industrial accommodation for various national and local occupiers. Operators within the immediate vicinity include Barenbrug UK, Dulux Decorator Centre, GAP Hire Solutions and Veolia Environmental Services.

Falkirk itself comprises an important town within Central Scotland lying midway between Edinburgh and Glasgow forming the main administrative centre for the surrounding district. As such, the town provides extensive retail, leisure and local government facilities and benefits from excellent motorway and rail communication links.

The location of the subjects is shown on the appended plan.

**DESCRIPTION:**

The subjects comprise industrial warehouse/workshop premises contained within an end terraced unit which is of traditional steel frame construction, having a range of brick and insulated profile metal infill walls. The unit is contained under a pitched roof which is similarly clad in insulated profile metal sheeting.

Vehicular access to the subjects is by means of an up and over entrance door situated in the main frontage. Pedestrian access is similarly from the main frontage by means of a typical pass door.

Internally a two storey office section has been formed to the front of the building within its main shell providing appropriate office, reception and ancillary areas with the main workshop lying to the rear.

The unit provides front eaves height of 5.2 metres while the rear eaves height is 6.2 metres.

Artificial lighting throughout the subjects is by means of sodium fittings.

Space heating within the office/ancillary areas is by means of wall mounted radiators, served from a gas fired boiler. Space heating within the workshop sections is by high level Ambirads.

**ACCOMMODATION:**

We calculate that the subjects extend to the following approximate gross internal areas:-

Ground Floor - 1120.86 sq.m. (12,065 sq.ft.)

First Floor - 109.07 sq.m. ( 1,174 sq.ft.)

Total 1229.93 sq.m. (13,239 sq.ft.)

**RATEABLE VALUE:**

Having regard to the Scottish Assessor's Association website we note that the subjects are entered in the current Valuation Roll at Rateable Value:

£66,500

**LEASE TERMS:**

The subjects are offered on full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

**RENTAL:**

Offers of £80,000 per annum exclusive are invited.

**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, registration dues and VAT incurred.

**VIEWING:**

Strictly by appointment through the sole letting agents.

**OFFERS:**

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP  
Unit 6A  
The Courtyard  
Falkirk  
FK1 1XR

Tel: 01324 628321 Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk  
juliet.robertson@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.

**DATE OF ENTRY:**

By agreement.

**VAT:**

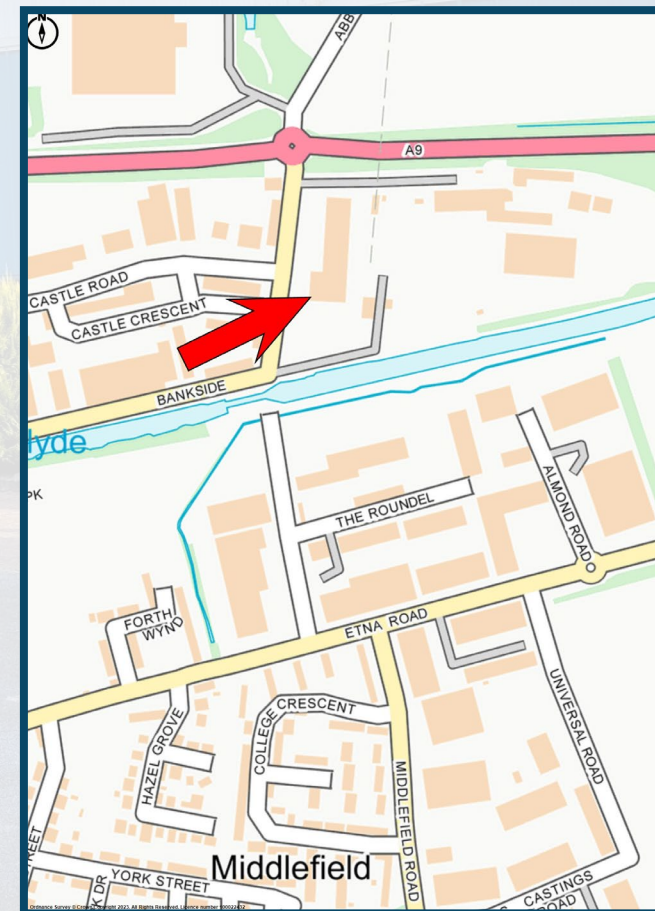
All figures quoted are exclusive of any VAT which may be chargeable.

**EPC:**

To be confirmed.

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