

**TO LET/FOR SALE**

**WAREHOUSE AND SECURE YARD**

- Substantial Industrial facility including office and extensive yard
- Facility totalling 93,156 sq ft (8,654 sq m)
- Excellent access to Scotland's motorway network

**SAT NAV FK3 9UX**

# 1-5 ABBOTSINCH RD GRANGEMOUTH

**EXTENSIVE  
REFURBISHMENT  
NOW COMPLETE**





# LOCATION

The subjects are located in Grangemouth, which lies within the Falkirk Council area, with a population of circa 17,500 people.

The town lies in the Forth Valley on the south bank of the River Forth and is located approximately 3 miles east of Falkirk, 13 miles east of Stirling, 25 miles west of Edinburgh and 28 miles north east of Glasgow. The property is situated on Abbotsinch Road, which sits a short distance to the west of the refinery.

Grangemouth benefits from its direct links to the central Scotland motorway network including the M9 and M90. The Kincardine Bridge and the Queensferry Crossing link the town to Fife in the north and the M8 link with Edinburgh to the east and in turn with the M8 motorway to Glasgow.

**1-5 Abbotsinch Road, Grangemouth FK3 9UX**



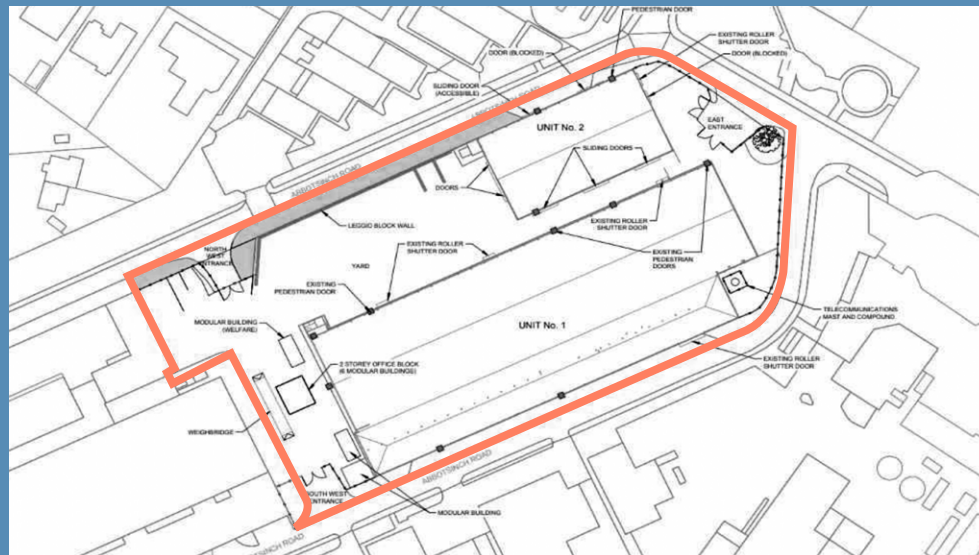


# DESCRIPTION

The subjects comprise two traditionally built industrial units, with steel portal frame construction and brickbuilt dado walls. The premises has been subject to an extensive refurbishment process which is now complete.

Externally, the subjects benefit from an extensive concrete surfaced yard area, with perimeter fencing and two dedicated secure entrance ways.

There is a new high specification modular office facility on site.



ACCOMMODATION	SQ FT	SQ M
Small Unit	16,376	1,521
Large Unit	70,780	6,576
Modular Office	6,000	557
Total	93,156	8,654



**BRAND NEW, HIGH SPECIFICATION MODULAR OFFICE**



**EXTENSIVE REFURBISHMENT NOW COMPLETE**



**FULL NEW ROOF, CLADDING AND LOADING DOORS**



**EXTENSIVE SURFACED CONCRETE YARD**



**NEW GATEHOUSE FACILITY**



**SECURE PERIMETER SITE**



**TWO MAIN ACCESS POINTS**



**CLEAR EAVES HEIGHT UP TO 7.67M, MINIMUM HEIGHT 6M**





# 1-5 ABBOTSINCH RD GRANGEMOUTH FK3 9UX

## TERMS

The unit is available on a To Let / For Sale basis. For full information and quoting terms, please contact the marketing agents.

## EPC

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

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## RATEABLE VALUE

According to the Scottish Assessors Association website the property has a current rateable value of £188,000.

## VAT

All prices quoted are exclusive of VAT.

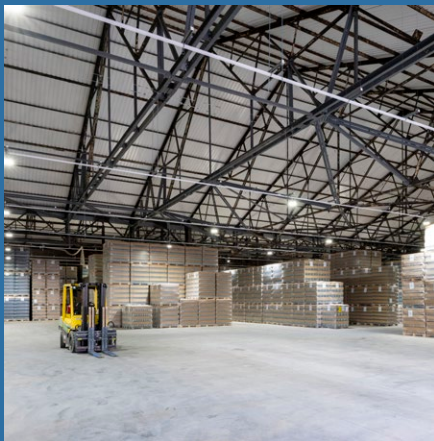
For further information or to arrange a viewing, please contact:

**AVISON  
YOUNG**

**Pete Harding**  
+44 (0) 7920 812 029  
[pete.harding@avisonyoung.com](mailto:pete.harding@avisonyoung.com)

**Andrew Morrison**  
+44 (0) 7984 632 594  
[andrew.morrison@avisonyoung.com](mailto:andrew.morrison@avisonyoung.com)

**Craig Dodds**  
+44 (0) 7770 887 937  
[craig.dodds@avisonyoung.com](mailto:craig.dodds@avisonyoung.com)



Avison Young for themselves, for any joint agents 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 intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2025.