

# DM HALL

## To Let

Flexible Yard/Open  
Storage Space

Dollar Industrial  
Estate  
Falkirk  
FK2 7YS



0.65 — 5 ACRES

# Property Details

- Flexible yard and open storage space
- 0.65 acres to 5 acres available
- Flexible lease terms
- Office and covered storage unit also available

## LOCATION:

The subjects form part of the larger Marshalls mono complex which is situated within Dollar Industrial Estate, lying on the eastern side of Tophill entry just off Merchiston Road (A9) to the north west of Falkirk town centre.

Dollar Industrial Estate comprises an established commercial area of Falkirk which provides a range of workshop, yard and associated accommodation for various occupiers including Horizon (Reinforcing & Crane Hire) Co Ltd and Marshalls Plc.

Falkirk itself comprises an important town within central Scotland lying mid-way between Edinburgh and Glasgow, forming the main administrative centre for the surrounding district. As such, the town provides extension retail, leisure and local Government facilities.



# Property Details

In terms of communication links Falkirk's position within the heart of the centre belt assures that the town benefits from excellent connectivity with M9 and the M876 lying to the east and west retrospectively. In addition Falkirk benefits from two main line railway stations within Falkirk High lying on the main Edinburgh to Glasgow rail route.

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

## DESCRIPTION:

The subject comprises range of yard and open storage space. A detached office building and separate covered storage unit are also available.

Sections of the subjects are surfaced in concrete and monoblock with a number being secured/self contained, having the benefit of private access from Tophill entry.

## ACCOMMODATION:

We would summarise the available accommodation as follows:-

Yards from 0.26 hectares (0.65 acres) to 2 hectares (5acres) are available

Office	84.36 sq m	(908 sq ft)
Storage unit	506.22 sq m	(5,450 sq ft)

## RATEABLE VALUE:

The subjects presently form part of a larger complex and will be required to be re accessed for rating purposes upon subdivision.



# Property Details

## LEASE TERMS:

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

## RENTAL:

Details of the rental packages available can be provided upon contacting the sole letting agent.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## VIEWING:

Strictly by arrangement with the sole letting agents.

## VAT:

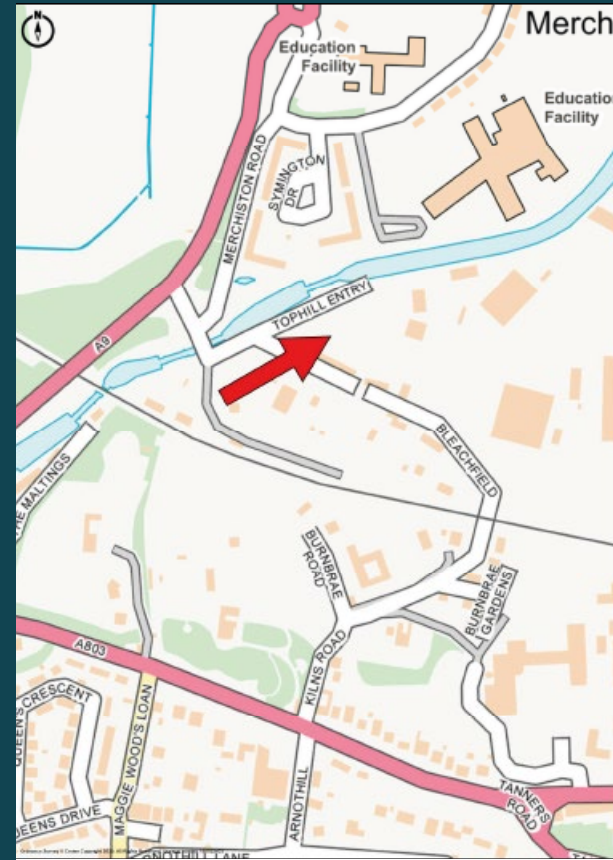
All prices quoted are exclusive of VAT which maybe chargeable.

## LEGAL EXPENSE:

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

## DATE OF ENTRY:

By agreement.



## Make an enquiry

Michael McIntyre  
Michael.mcintyre@dmhall.co.uk

Juliet Robertson  
Juliet.robertson@dmhall.co.uk

**DM Hall LLP**  
Unit 6A, Callendar Business Park, The Courtyard  
Falkirk FK1 1XE  
01324 628321



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.