

DM HALL

For Sale



**Workshop/Office
Premises**

**Unit 22 Bog Road
Industrial Estate
Laurieston
FK2 9PB**

**449.23 SQ M
4835 SQ FT**

Property Details

- Flexible workshop/office premises
- Secure onsite parking/yard
- Located 1.5 miles from Junction 5 of the M9
- Offers over £300,000 invited

LOCATION:

The subjects are situated within Bog Road Industrial Estate which lies on the western outskirts of Laurieston, immediately adjacent to the A9.

The estate provides a range of workshop and associated accommodation for a variety of occupiers including D Baff Roofing, Re-Nu-IT and the Oakwood School.

Laurieston itself comprises an established town within central Scotland lying astride the A803 road route, approximately 2 miles east of Falkirk. The town is positioned in close proximity to the M9 motorway with Junction 5 lying approximately 1 mile to the east.

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



Property Details

DESCRIPTION:

The subjects comprise workshop/office premises, the front section being of brick construction contained under a pitched roof which is clad in profile metal sheeting. The subjects extended to a rear Nissan Hut unit which is of corrugated iron construction.

Internally the subjects are laid out to provide a reception area, meeting room, 2 offices, 2 kitchens, toilets and 2 workshop areas.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

449.23 SQ M 4835 SQ FT

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is D (54).

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £23,500.

PROPOSAL:

Offers over £300,000 are invited for the benefit of our clients absolute ownership.



Property Details

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Michael McIntyre

Juliet Robertson

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