

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**



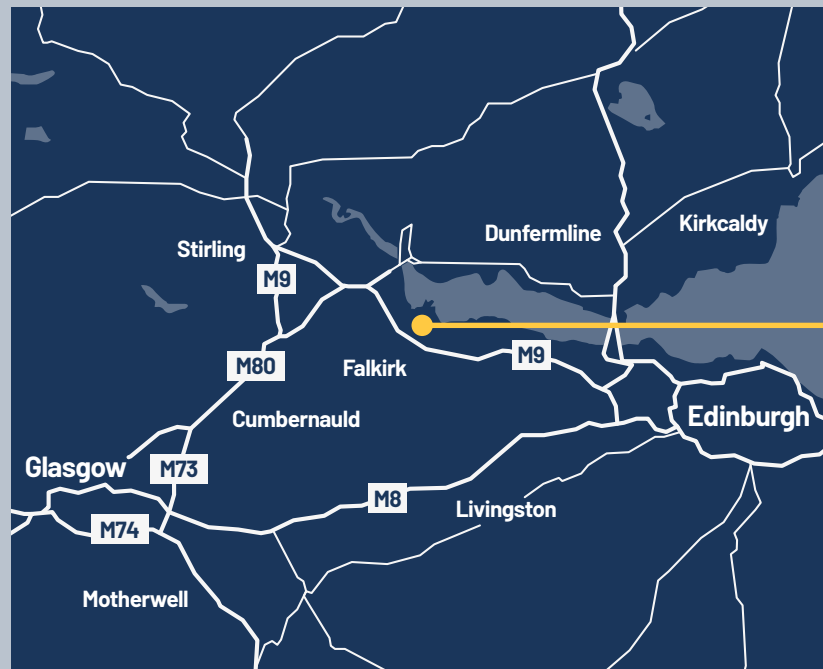
LOCATION

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

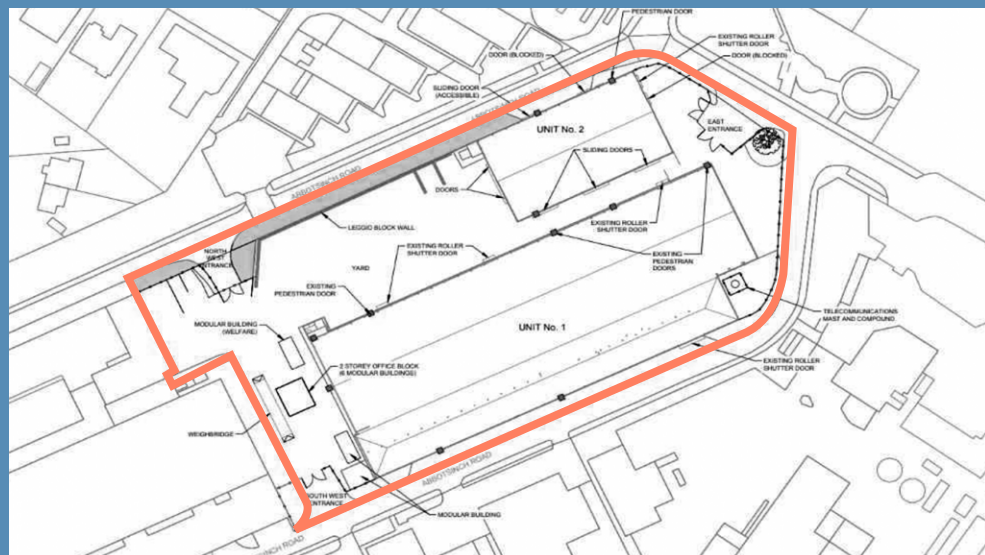


DESCRIPTION

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

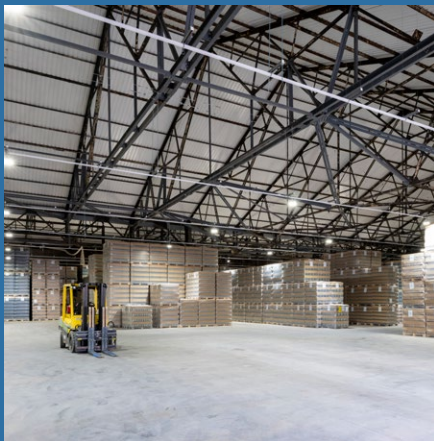
All prices quoted are exclusive of VAT.

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

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