

# DM HALL

To Let  
Trade Counter/  
Industrial Premises

REDUCED  
PRICE



Unit 3  
St John's Sawmill  
Etna Road  
Falkirk  
FK2 9EG

405.38 SQ M –  
4,363 SQ FT

# Property Details

- Trade counter/industrial premises with mezzanine offices
- Four dedicated parking spaces and overflow customer parking
- Close to Falkirk town centre/Middlefield Industrial Estate
- Rental offers in the region of £20,000 per annum invited

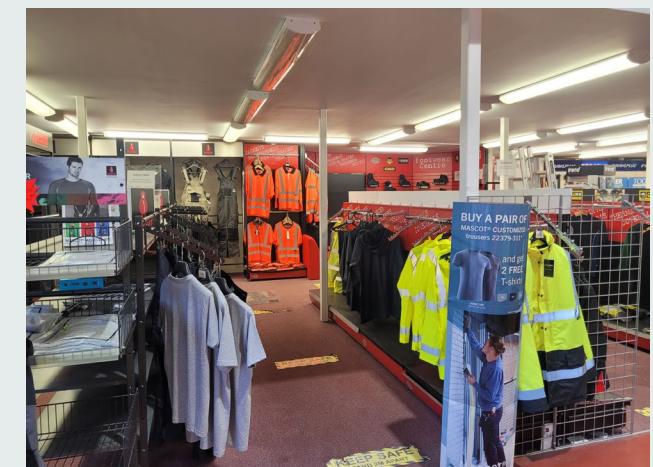
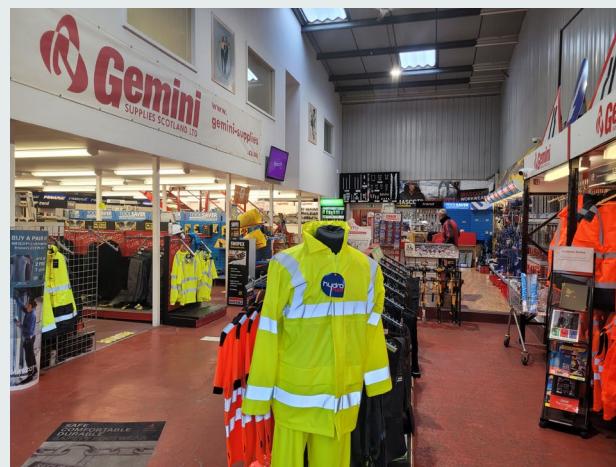
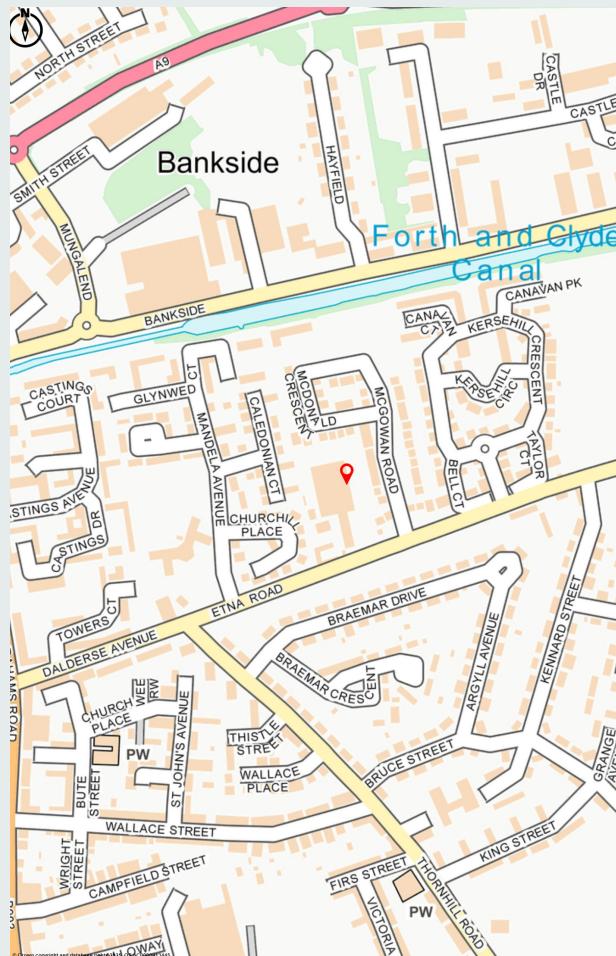
## LOCATION:

The subjects are situated on the northern side of Etna Road, between the junctions with McGowan Road and Mandela Avenue approximately half a mile to the northeast of Falkirk town centre and a third of a mile to the west of Middlefield Industrial Estate.

The premises form part of a larger industrial complex which is home to a variety of occupiers to include Sealco, Thistle Foods, Falkirk Council and Caledonian Freight.

Etna Road has good road links to the east with the A9 Falkirk bypass, with road links to junction 6 of the M9 motorway. To the west Etna Road connects with Grahams Road which leads into Falkirk town centre. It is a busy road route and the subjects benefit from prominent signage on the road frontage.

Falkirk 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.



# Property Details

## DESCRIPTION:

The subjects comprise a mid-terraced single storey trade counter/industrial unit which forms part of a larger industrial complex. The building is of traditional steel frame construction having a concrete floor, block or profile metal sheet walls and an insulated profile metal sheet roof. The property has an eaves height of approximately 6.65 metres. Externally there are four allocated parking spaces with additional overflow customer parking available.

Access is by means of a trade counter style frontage which has been formed within the opening of the original vehicular entrance door. There are double leaf glazed entrance doors and an external roller shutter to protect the doors externally. There is also a pedestrian pass door in the front elevation which leads to a fire escape stair to the mezzanine office accommodation.

The mezzanine offices are formed on a metal frame and are accessed by an open riser metal staircase from the main warehouse area. These have been arranged to provide 4 office rooms, tea prep/staff room, storage and ladies and gents toilet facilities.

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition,

Unit	SQ M	SQ FT
Ground floor - trade counter/ warehouse	265.72	2,860
Mezzanine- offices	139.66	1,503
<b>TOTAL</b>	<b>405.38</b>	<b>4,363</b>

## ENERGY PERFORMANCE:

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

## NON DOMESTIC RATES:

The unit currently forms part of a larger property and accordingly will require to be assessed for rating purposes as a separate unit.

## LEASE TERMS:

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

## RENTAL:

Offers in the region of £20,000 per annum exclusive are invited.

## 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

Juliet Robertson

Michael McIntyre

[falkirkagency@dmhall.co.uk](mailto:falkirkagency@dmhall.co.uk)

**DM Hall Commercial Department**  
**DM Hall, Unit 6a The Courtyard, Callendar**  
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**01324 628321**

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