

Unit F Lochlands Industrial Estate Larbert, FK5 3NS

Warehouse Unit To Let
1,885 sq ft (175 sq m)

Recently refurbished

Excellent transport links

Electric roller shutters

Eaves height 2.86m

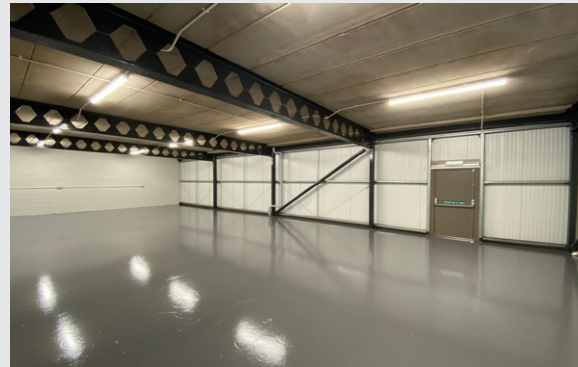
On-site parking /
communal yard

LED lighting

3 Phase power supply

Unit F, Lochlands Industrial Estate

Larbert, FK5 3NS



Description

This recently refurbished property comprises a mid-terraced warehouse / workshop unit of steel portal frame construction, clad predominantly in insulated profile metal sheeting. Vehicular access is taken from the main frontage by means of an electric roller shutter door with a separate pedestrian door. Internally the subjects provide an open plan warehouse / workshop unit which benefits from LED lighting, 3 phase power supply, concrete flooring and welfare facilities. The workshop provides an internal eaves height of 2.86 metres.

The business park contains an excellent mix of occupiers such as Xtreme Karting, Sulzer and Bidfood.

Location

Lochlands Business Park lies on the outskirts of Larbert town centre and 2 miles north west of Falkirk, within the heart of central Scotland. The park's location offers excellent accessibility to all Scotland's major cities, via the central Scotland motorway network, with Edinburgh lying some 22 miles to the east and Glasgow 20 miles to the west. In addition, the substantial port facilities of Grangemouth lie within easy reach, as do both Edinburgh and Glasgow airports.

Property owned by **Mileway**

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. October 2021

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EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms

The premises are available to let on new Full Repairing and Insuring leases for a term to be agreed.

Viewing / Further Information

Please contact:

DM HALL

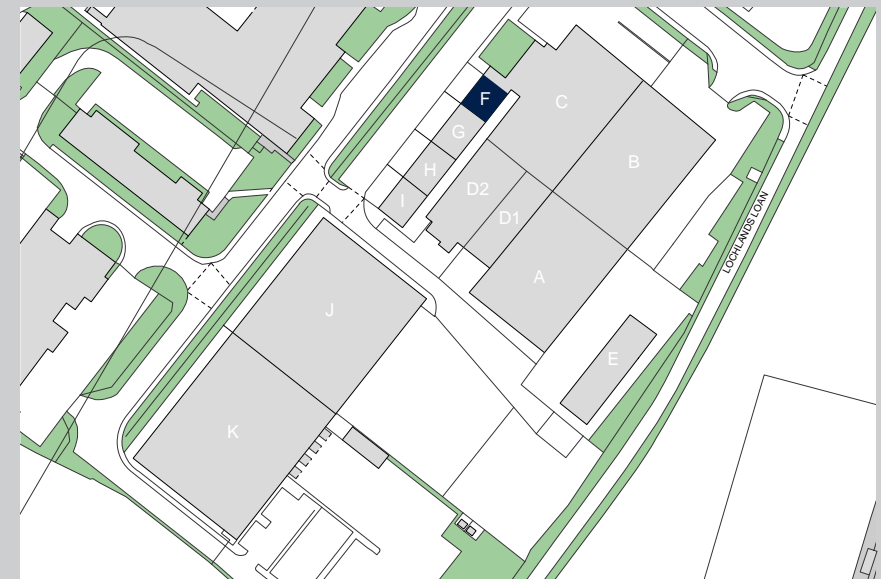
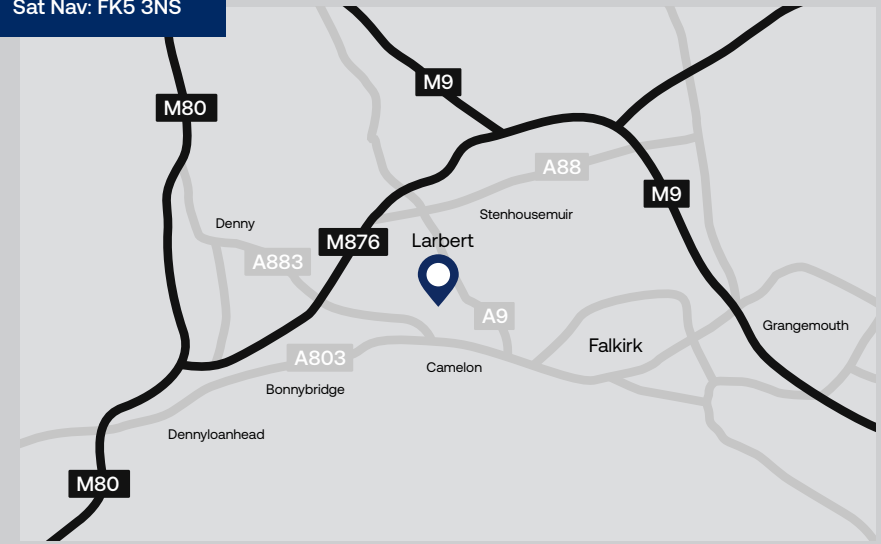
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Accommodation

Floor areas are as follows:		
Unit	Area (sq ft)	Area (sq m)
Unit F	1,885	175

Mileway