



ST. CRISPINS HOUSE

TO LET - FLEXIBLE OFFICE SUITES

BRIGHTSTONE SPACES,
WILLIAMSON STREET,
FALKIRK, FK1 1PR

- A range of flexible town centre office suites
- Strategic town centre position
- Fully refurbished
- Suites from 95 sq ft
- All-inclusive rentals from £295 per month plus vat
- Easy in, easy out terms
- Standard furniture provided upon request.

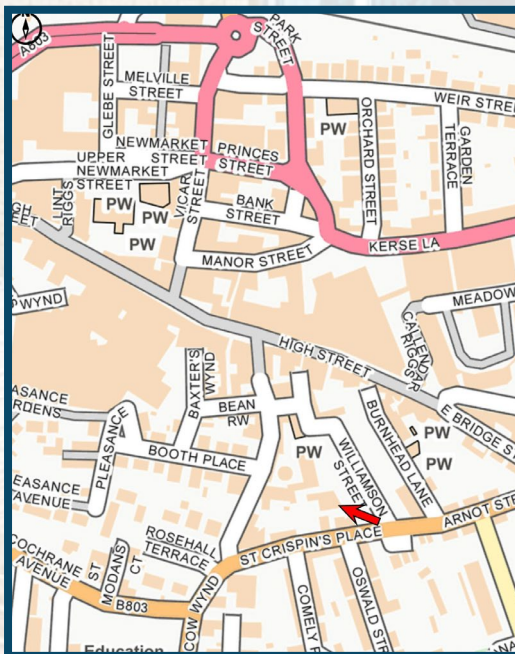
LOCATION:

The subjects occupy a strategic town centre position lying on the western side of Williamson Street, in close proximity to its junction with Arnot Street, forming part of the southeastern periphery of Falkirk's principle commercial centre.

In this respect the subjects lie within a predominantly commercial area of Falkirk, fronting directly onto the Williamson Street car park, with nearby occupiers including Direct Flooring, Lawrie Veterinary Practice and Corner House Children's Nursery.

Falkirk itself 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, while benefitting from excellent road and rail communication links.

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



DESCRIPTION:

The subjects comprise a detached office building which is part single and part two storey in height, having been refurbished into a series of flexible office suites, benefitting from the following features:-

- Air conditioning
- Suspended ceilings incorporating modern lighting
- Gas fired central heating
- Shared kitchen facility
- Ladies and gents toilet facilities
- Standard furniture if required

ACCOMMODATION:

The accommodation is as follows:

SUITE	SIZE (SQ FT)	AVAILABILITY
Suite 1	138	Let
Suite 2	95	Let
Suite 3	106	Available
Suite 4	104	Let
Suite 5	212	Available
Suite 6	279	Let
Suite 7	132	Let
Suite 8	134	Available
Suite 9	136	Let
Suite 10	198	Let
Suite 11	220	Let
Suite 12	407	Let
Suite 13	112	Let
Suite 14	301	Available
Suite 15	243	Let

LEASE TERMS:

The subjects are offered on an all-inclusive basis, including service charge, utilities, WIFI and standard office furniture (if required).

The incoming tenants will be responsible for any rates liability pertaining to the subjects.

12-month licence agreements provide flexible occupancy which will continue quarterly thereafter until either party serves 3 month notice to quit.

RENTAL:

Rentals from £295 per month plus VAT

RATEABLE VALUE:

The subjects will require to be reassessed for rates purposes upon completion.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING:

Strictly by appointment through the sole marketing agents.

OFFERS/FURTHER INFORMATION: All offers should be submitted in strict Scottish legal format to the following office.

DM Hall LLP
Unit 6A
Callendar Business Park
The Courtyard
Falkirk
FK1 1XE

Tel: T: 01324 628321

michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

ENERGY PERFORMANCE:

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

DATE OF ENTRY:

By agreement.

Ref: ESA3228

Date of publication: January 2024



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