



TO LET - OFFICE SUITE

7 CENTRAL PARK AVENUE
LARBERT
FK5 4RX

- Flexible office suite
- Modern high-quality building
- 129.06 sq m (1,389 sq ft)
- 12 dedicated parking spaces provided
- Offers of £15,000 per annum exclusive sought

LOCATION:

The subjects lie within Central Business Park which is situated on the northern side of Bellsdyke Road (A88) lying to the northern periphery of the town of Larbert.

Central Park comprises a well-established business location providing a range of accommodation for occupiers including Alexander Dennis, Malcolm Allan Ltd, Police Scotland and Springfield Homes.

Larbert itself forms an established town within central Scotland benefitting from excellent communication links, with junction 2 of the M876 bounding the town to the northwest. The town also has the benefit of a main line railway station which provides a direct link to Glasgow, Edinburgh and the north.

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

DESCRIPTION:

The subjects comprise a ground floor office suite contained within a modern, 2 storey pavilion which benefits from the following features:-

- Modern suspended ceiling with concealed lighting
- Flexible open plan layout
- 2 private offices
- Gas central heating
- Access to communal kitchen and toilet facilities
- 12 dedicated parking spaces

ACCOMMODATION:

We calculate the subjects extend to the following area:-

Net internal area – 129.06 sq.m. (1,389 sq.ft.)

RATEABLE VALUE:

The subject will require to be re assessed for rates purposes upon subdivision.

LEASE TERMS:

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

RENT

Offers of £15,000 per annum exclusive are sought.

UTILITIES

The incoming tenant will be liable for a pro rata apportionment of the utility costs.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk, FK1 1XR
Tel: 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.

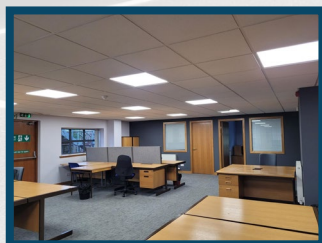
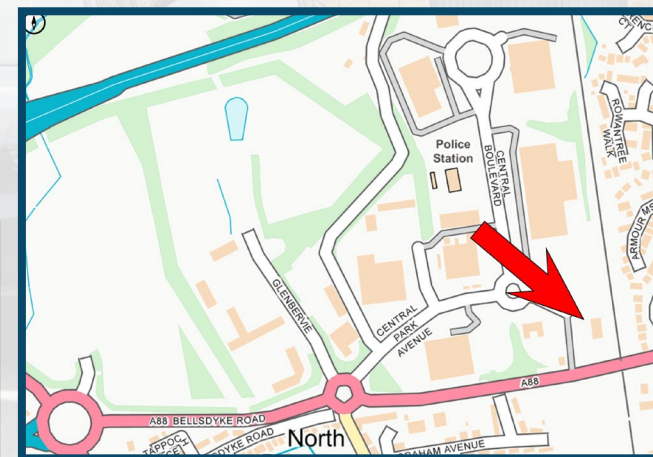
DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3225

**IMPORTANT NOTE**

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