



UNIT 2, BURNBANK ROAD, FALKIRK FK2 7PE

TO LET

• LEASE FROM £14,750 PER

ANNUM

- 2,562 FT²
- ON-SITE PARKING
- ROLLER SHUTTER ACCESS
- GOOD EAVES HEIGHT



LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, It lies in the Forth Valley, 23.3 miles (37.5 km) north-west of Edinburgh and 20.5 miles (33.0 km) north-east of Glasgow.

Falkirk has a resident population of 34,570 according to the 2008 census. The population of the town has risen over the past decade, making it the 20th most populous settlement in Scotland. Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

The subjects are located on the the south western end of Burnbank Road. The surrounding area is mixed to include commercial and residential use.

DESCRIPTION

The subjects comprise a terraced single storey industrial property of steel portal frame construction with brick/block walls whilst being surmounted by a pitched roof overlaid in insulated profiled sheeting with interspersed translucent panelling.

Internally, the property provides an open plan workshop with w.c. A single roller shutter door is fitted to the front together with a pedestrian access door.

PROPOSAL

Lease from £14,750 per annum for a new FRI lease.







FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

238m²/2,562ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

RATING

Rateable value £9,700.

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

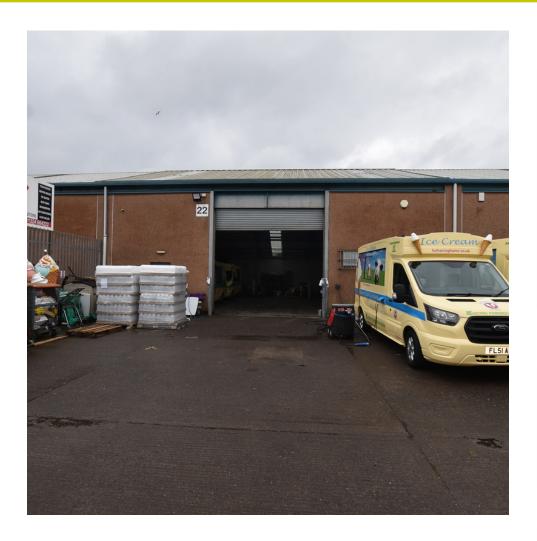
A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.







FALCONER PROPERTY CONSULTANTS

> VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER BSc (Hons) MSc MRICS

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