

ETNA COURT

MIDDLEFIELD
INDUSTRIAL ESTATE



ESTABLISHED
TRADE COUNTER
LOCATION



ACCESSED VIA
MIDDLEFIELD RD
& ETNA ROAD



UNIT UNDER
EXTENSIVE
REFURBISHMENT

AVAILABLE
Q1 2024



UNIT 3 TO LET 4,933 ft²

ETNA COURT, MIDDLEFIELD INDUSTRIAL ESTATE, FALKIRK, FK2 9EQ

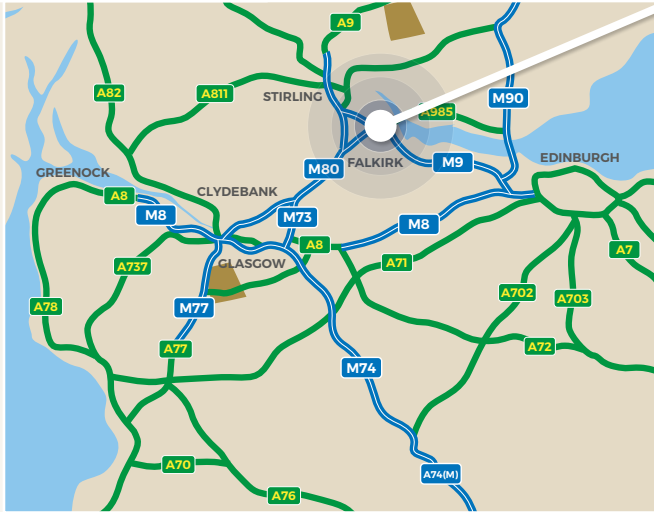


FK2 9EQ

ETNA COURT

MIDDLEFIELD INDUSTRIAL ESTATE

/// what3words.com/vine.thank.blast



LOCATION

The subject premises are located within the well established Middlefield Industrial Estate, which acts as Falkirk's principal industrial location. The estate is located on the north east side of Falkirk and benefits from close proximity to J6 of the M9 (Edinburgh to Stirling) motorway which in turn connects with Scotland's principal motorway network.

The premises themselves are situated on Etna Road, which acts as a major thoroughfare connecting Falkirk to Grangemouth. Neighbouring occupiers outside the estate include Screwfix, Tile Giant, Euro Car Parts, Toolstation, Howdens, Jewson and B&Q.

SCREWFIX

Tile Giant

EURO CAR PARTS

TOOLSTATION

HOWDENS

JEWSON

B&Q

For more information please contact the joint agents:

MONTAGU EVANS
0131 229 3800

Andrew Veitch
andrew.veitch@montagu-evans.co.uk
07826 947 321

Bryce Stewart
bryce.stewart@montagu-evans.co.uk
07920 244 328

Ryden.co.uk
0131 225 6612

Alan Herriot
alan.herriot@ryden.co.uk
07880 722 326
Cameron Whyte
cameron.whyte@ryden.co.uk
07789 003 148

ETNA COURT

MIDDLEFIELD
INDUSTRIAL ESTATE

AVAILABLE
Q1 2024

DESCRIPTION

Unit 3 is situated within a prominently located industrial/trade counter estate, offering good visibility and signage potential from Etna Road. It has a dedicated loading area, separate pedestrian access and good car parking provision. Internally the unit provides office and WC facilities, with roller shutter door access to the shared yard area.

Unit 3 is currently being extensively refurbished to a high standard.

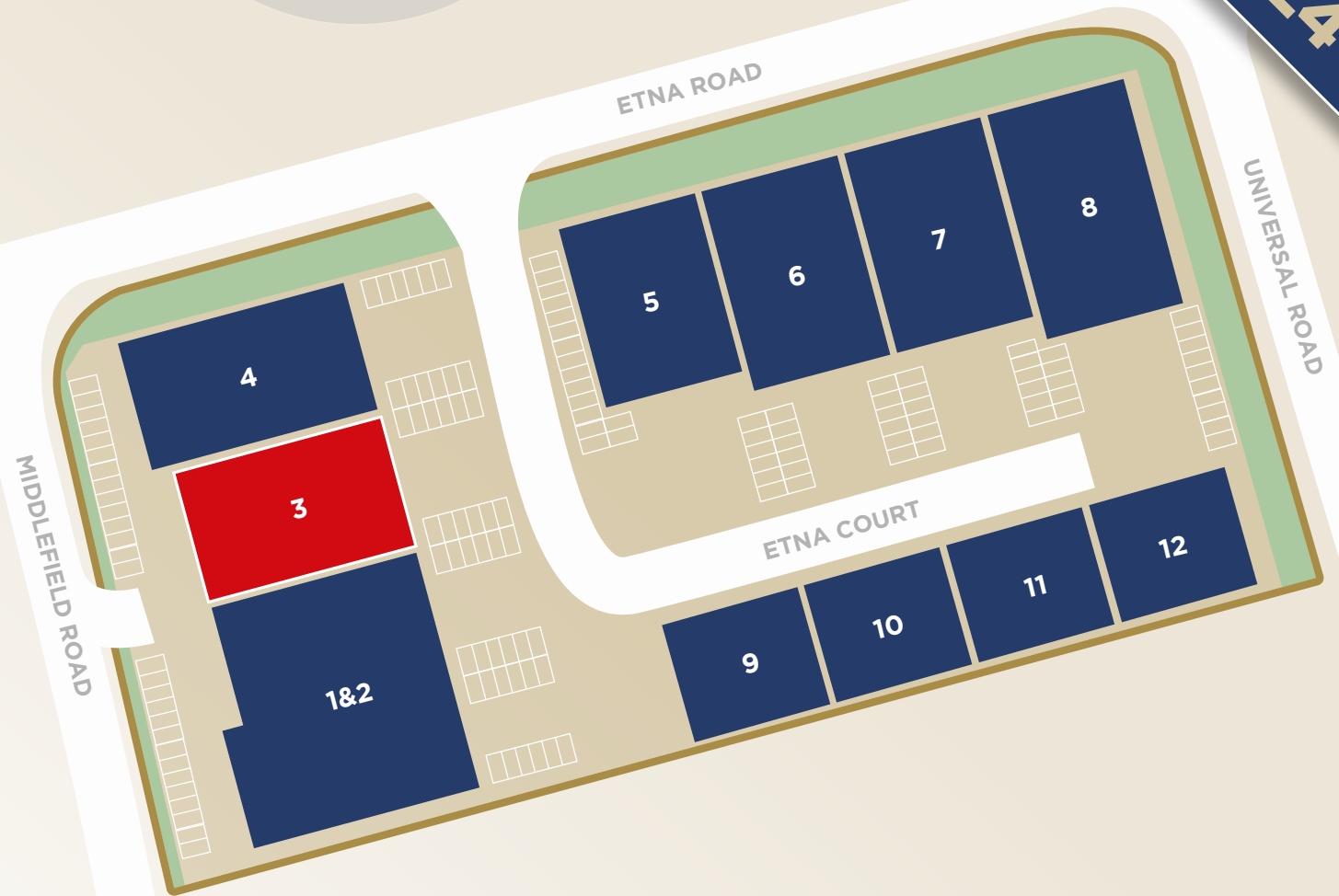
SPECIFICATION

- Steel portal frame construction
- Insulated profile cladding
- Pitched roof
- Translucent roof panels
- WC facilities
- Common yard and car parking facilities
- 3 phase power
- Vehicle access

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

	M ²	FT ²
UNIT 3 - WAREHOUSE	458	4,933



For more information please contact the joint agents:



Andrew Veitch
andrew.veitch@montagu-evans.co.uk
07826 947 321

Bryce Stewart
bryce.stewart@montagu-evans.co.uk
07920 244 328



Alan Herriot
alan.herriot@ryden.co.uk
07880 722 326

Cameron Whyte
cameron.whyte@ryden.co.uk
07789 003 148

ETNA COURT

MIDDLEFIELD
INDUSTRIAL ESTATE



LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC will be confirmed on completion of the refurbishment works.

For more information please contact the joint agents:



Andrew Veitch
andrew.veitch@montagu-evans.co.uk
07826 947 321

Bryce Stewart
bryce.stewart@montagu-evans.co.uk
07920 244 328



Alan Herriot
alan.herriot@ryden.co.uk
07880 722 326

Cameron Whyte
cameron.whyte@ryden.co.uk
07789 003 148