

TO LET



UNIT 1

ALMOND COURT

Middlefield Industrial Estate | Etna Road | Falkirk | FK2 9HT

HIGHLY PROMINENT INDUSTRIAL / TRADE PREMISES

[PLAY VIDEO](#)

- 466 sq m (5,017 sq ft)
- Falkirk's most established Industrial and trade location
- Adjoining occupiers include Screwfix, Toolstation, Graham, Howdens, Tile Giant, Rexel, CEF, City Plumbing, Euro Car Parts, Jewson, Eurocell and B&Q
- Excellent frontage on to Etna Road



LOCATION

The subject premises are located within the well established Middlefield Industrial Estate. The estate is approximately 1.5 miles north east of Falkirk town centre and offers convenient access to Junction 6 of the M9 motorway which connects Falkirk to Glasgow and Edinburgh.

Almond Court is situated on the north side of Etna Road, a major thoroughfare within Falkirk which leads to the town centre. The development offers excellent road side visibility making it ideal for trade counter operators and occupiers seeking prominence.



**EXCELLENT VISIBILITY
IN FALKIRK'S BEST TRADE
COUNTER LOCATION >**

DESCRIPTION

The premises comprise a modern end-terrace industrial / trade counter unit of steel portal frame construction with profile metal cladding under a pitched and clad roof.

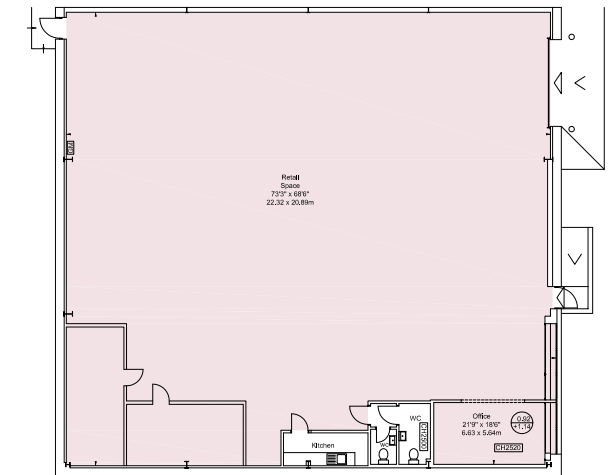
Internally the property is currently arranged to provide uninterrupted open industrial space which benefits from the following specification:

- Minimum eaves height of 5.59m rising to 6.95m
- Translucent roof panels
- Sodium light fitments
- Vehicular access via electric up and over door
- 3 phase electricity supply
- Office with double glazed frontage
- Male & female WC facilities
- Kitchen



ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 466 Sq m (5,017 Sq ft).



BUSINESS RATES

We are advised by the local Assessor the property currently has a Rateable Value of £35,000 resulting in Rates Payable (2023/2024) of approximately £17,300 per annum.

TERMS

The property is available on a new Full Repairing & Insuring basis for a rent and term to be agreed. Further information on lease terms are available from the letting agent.

VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING & FURTHER INFORMATION

Jack Chandler
T 07425 320 611
E jack.chandler@ryden.co.uk

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

Ryden

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