

UNIT 2 FORBES COURT

TO LET

INDUSTRIAL / WORKSHOP PREMISES
497 SQ M (5,345 SQ FT) AVAILABLE

ON THE INSTRUCTIONS OF

LCP
part of MCore

07741
951843

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MIDDLEFIELD INDUSTRIAL ESTATE | FALKIRK | FK2 9HQ

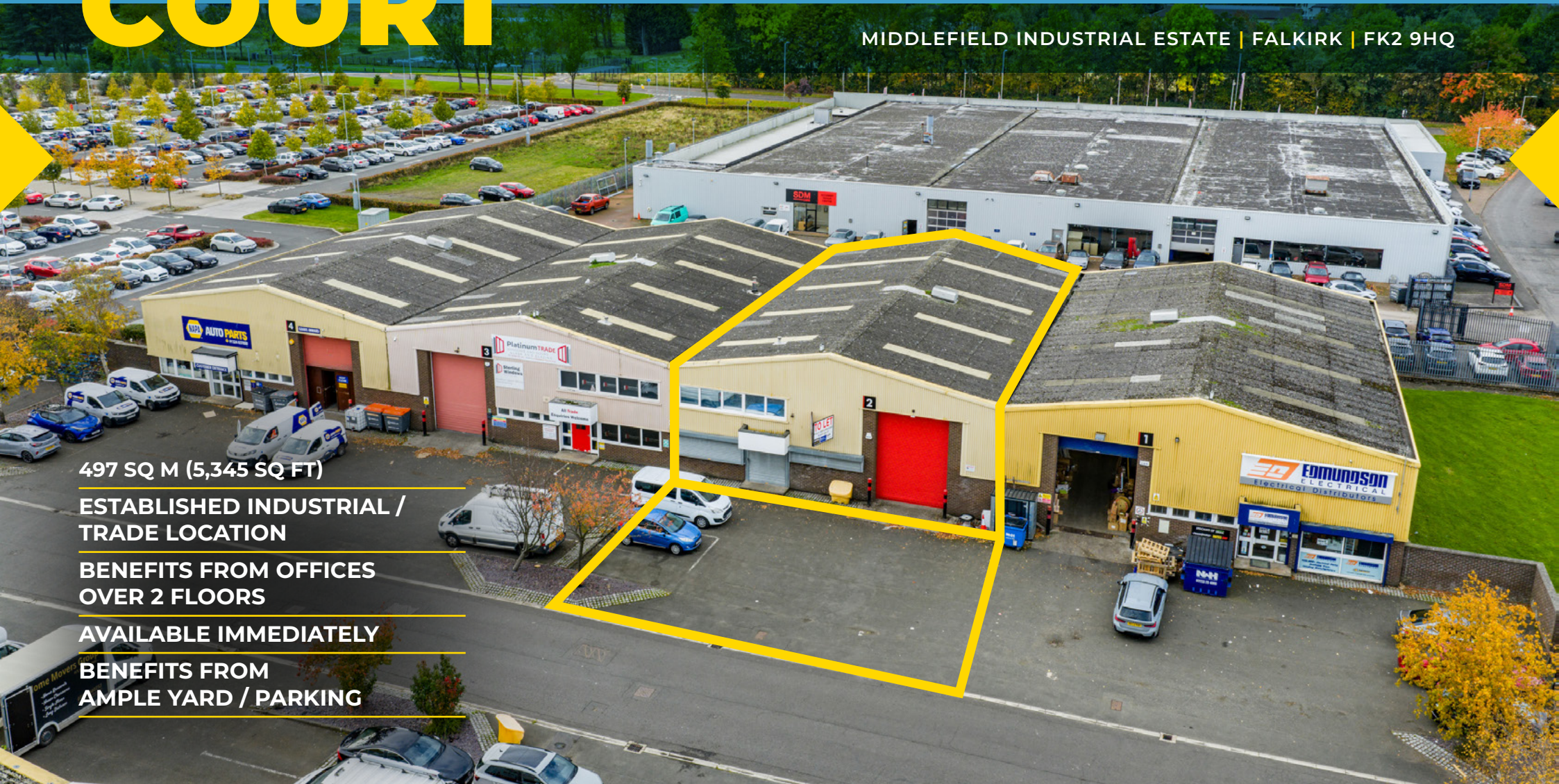
497 SQ M (5,345 SQ FT)

ESTABLISHED INDUSTRIAL /
TRADE LOCATION

BENEFITS FROM OFFICES
OVER 2 FLOORS

AVAILABLE IMMEDIATELY

BENEFITS FROM
AMPLE YARD / PARKING





LOCATION

The subject premises are located on the north east side of Falkirk lying within close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway.

More precisely the subject premises are situated on Forbes Court, Middlefield Industrial Estate, Falkirk which lies just off Etna Road which in turn connects the industrial location to Falkirk town centre.

This location is an attractive trade counter location with neighbouring occupiers including City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham, B&Q and Edmundson Electrical.

UNIT 2 FORBES COURT

DESCRIPTION

The premises comprises mid terraced industrial units of steel frame construction with insulated cladding under pitched and clad roofs.

Internally the units provide open industrial / workshop space with a minimum eaves height of 4.8 metres along with 2 storey offices and staff welfare facilities to the front elevations.

ACCOMMODATION

	sq m	sq ft
Unit 2	497	5,345

BUSINESS RATES

	Rateable Value	Rates Payable per annum
Unit 2	£27,250	£13,570



SPECIFICATION



OFFICE / TRADE
COUNTER



YARD +
PARKING



ELECTRIC ROLLER
SHUTTER DOOR



TRANSLUCENT
ROOF PANELS



LED
LIGHTING



3 PHASE
ELECTRICITY



GAS
SUPPLY



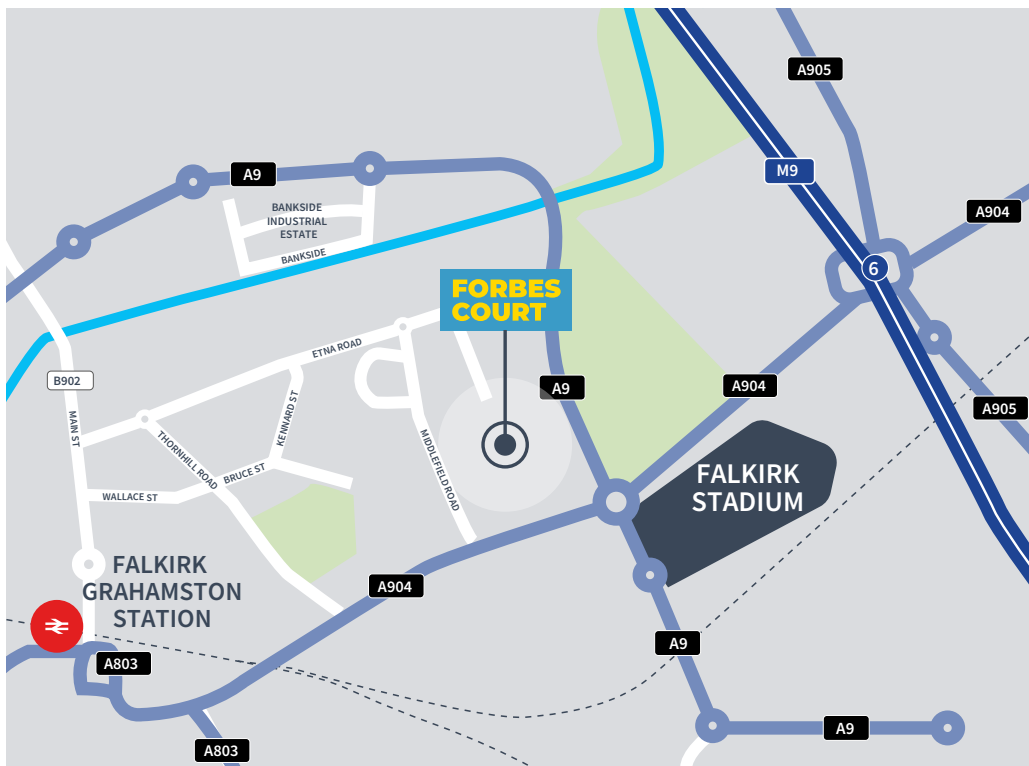
WC
FACILITIES



ATTRACTIVE TRADE
COUNTER LOCATION







TERMS

The property is available on a new full repairing & insuring lease for a term to be agreed and a rent of £41,500 per annum plus VAT.

Further information on lease terms is available from the letting agents.

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate.
Further details are available upon request.

VAT

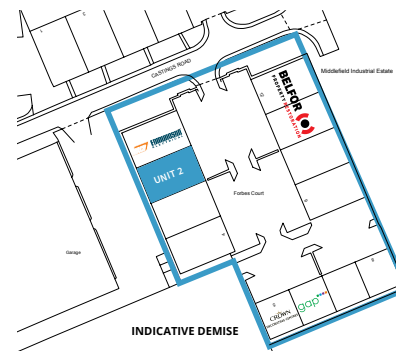
All rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of this lease.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D+. A copy of this certificate is available upon request.



FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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