

**UNIVERSAL ROAD  
MIDDLEFIELD  
INDUSTRIAL ESTATE  
FALKIRK  
FK2 9GA**



**FOR SALE**

**INDUSTRIAL /OFFICE  
WITH SECURE YARD**

**APPROX 825 SQ.M  
(8,880 SQ FT)**

- Prominent Location
- Total site extending to around 1.55 Acres
- Potential to expand or redevelop due to large site.
- 5 Loading bay doors
- Extensive office accommodation
- Generous onsite parking



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## Location

The premises are located to the west of Universal Road near its junction with Etna Road. Nearby occupiers include B&Q, Wolseley, CEF, Edmundson Electrical and GAP Plant & Tool Hire.

The main road access to the premises is from the north via Etna Road which in turn joins onto the main arterial A9 less than half a mile away.

## Accommodation

The premises form a modern steel portal frame workshop with an eaves height of around 3.9m and clad externally in insulated profile metal sheet. The property is currently extensively fitted out as office accommodation.

The premises benefit from 5 roller shutter doors to the rear opening on to extensive areas of yard finished in a mix of concrete block and rolled hardcore. The yard is bounded with palisade fencing and security gates opening on to Universal Road.

Within the rear yard there is a small temporary workshop/store building of concrete block construction with a profile metal sheet roof/walls in part.

We estimate that the premises extend to around 825 sqm (8,880 sqft) with the total site area being around 1.55 acres (0.68Ha)



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**Planning**

The premises are covered by the Falkirk Local Development Plan 2 (LDP2) as adopted on 7 August 2020 designating the locality as a Core Business Area. Our investigations have also noted that the development site opposite has been designated under policy MU16 Falkirk Gateway reserving it for major mixed-use commercial opportunities.

Interested parties should make their own enquiries on specific uses and development proposals for the site with Falkirk Council Planning Department, 01324 504950.

**Rating**

The premises are shown in the 2023 Valuation Roll as follows:

Rateable Value                      £60,500

Commercial Rate Poundage 2024/25    £0.545  
(Exclusive of water and sewerage rates)

**Energy Performance Certificate**

EPC Rating = E

A copy of the EPC and Recommendation report can be provided on request.



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## Intimation of interest

Interested parties are advised to note their interest in writing to the selling agents to be advised on any closing dates which may be set.

## Proposal

Offers, both conditional and unconditional, are invited for our client's Heritable interest in the site.

Proof of funding will also be required to accompany any offer submitted. Offers will only be considered for the premises as a whole.

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

## Viewing & Further Information

By arrangement with letting agents:

Paul McInnes  
Carron Real Estate Limited  
Tel: 0131 235 2195  
Email: [paulmcinnes@carronrealestate.co.uk](mailto:paulmcinnes@carronrealestate.co.uk)



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