

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



TO LET

**INDUSTRIAL /OFFICE
WITH SECURE YARD**

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

TOTAL SITE 1.55 ACRES

- Large secure site extending to around 1.55 Acres
- Potential Trade Counter or Motor Trade use subject to planning
- 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 comprise a self-contained industrial unit with notable features outlined below:

- Private and secure yard and parking spaces at the front and rear of the property.
- Steel portal frame fully clad with profiled sheet panels.
- 5 roller shutter access doors opening to an extensive rear yard.
- 3.9m clear internal eaves height.
- Extensive airconditioned open plan office accommodation.
- 2 EV Charging points.

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

825 sqm (8,880 sqft)

Total site extends to 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.

The premises have historically been used for Storage and Distribution use by a national Civils contractor, however, they may also be suitable for Trade Counter or Motor Trade use. 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

Energy Performance Certificate

EPC Rating = E

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



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Lease Terms

The premises are available on a new full repairing and insuring lease.

Rent

Available on request

Closing Date

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

VAT

All prices quoted are exclusive of VAT.

Entry

Entry with vacant possession can be given immediately on conclusion of legal formalities

Legal Costs

Each party shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, land and buildings transaction tax and any other expenses.

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

Viewing & Further Information

By arrangement with letting agents:

Paul McInnes
Carron Real Estate Limited
Tel: 0131 235 2195
Email: paulmcinnes@carronrealestate.co.uk

**HORIZON
GROUP**



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