

GLENFUIR WORKS

PORTDOWNIE
FALKIRK
FK1 4QY



TO LET / MAY SPLIT

AVAILABLE FROM SEPTEMBER 2025

**EXTENSIVE INDUSTRIAL PREMISES
AND SECURE YARD**

**APPROX 2,277 SQ.M (24,508 SQ FT)
TOTAL SITE 2.37 ACRES**

**ADDITIONAL OFFICE ACCOMMODATION
OF 366 SQ.M (3,942 SQ FT)**

- High and low bay buildings
- Potential for storage and distribution use
- Extensive office accommodation
- Generous onsite parking
- Secure site



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**HORIZON
GROUP**

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Location

The premises are located on the south bank of the Forth & Clyde Canal accessed from the main Glenfuir Road

Accommodation

The premises which are a former metal works are situated in a self-contained secure yard and comprise several interlinked traditional stone/brick-built workshops and stores. Notable features include:

- Private and secure yard and parking spaces.
- 4.65m clear internal height within the main workshop facility.
- Additional high bay storage building with a potential wall height of up to 6m.
- Capable of subdivision for multiple uses.
- Extensive office accommodation extending to around 366 SQ.M (3,942 SQ FT) within the adjacent office building.
- Oil-fired Powermatic space heaters within the main workshop bay.

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

Buildings and storage units 2,277 SQ.M (24,508 SQ FT)

Additional Office accommodation 366 SQ.M (3,942 SQ FT)

Total Site 2.37 ACRES



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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 as a metal fabrication works and may also be suitable for various storage and distribution uses subject to planning. 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 £68,500

Energy Performance Certificate

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



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Lease Terms

The premises are available in whole or in part 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

The premises will be available for occupation from September 2025. Entry with vacant possession can be given 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 be considered for the premises as a whole or in part.

Viewing & Further Information

By arrangement with letting agents:

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

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