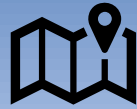


UNIT 1 ABBOTSHAUGH SAWMILL ABBOTS ROAD FALKIRK FK2 7XU



TO LET

**INDUSTRIAL UNIT WITH SHARED YARD
CAPABLE OF SUBDIVISION
APPROX 806 SQ.M (8,676 SQ FT)**

- Shared yard/parking apron to front
- Roller shutter level loading doors
- 3.5m eaves height
- Office & WC available to suit incoming tenant
- Secure location



UNIT 1 ABBOTSHAUGH SAWMILL

ABBOTS ROAD FALKIRK FK2 7XU

Location

The premises are located on Abbots Road, Falkirk, within the Bankside Industrial Estate. Nearby occupiers include a range of trade and industrial businesses both national and smaller local concerns serving the wider Falkirk area.

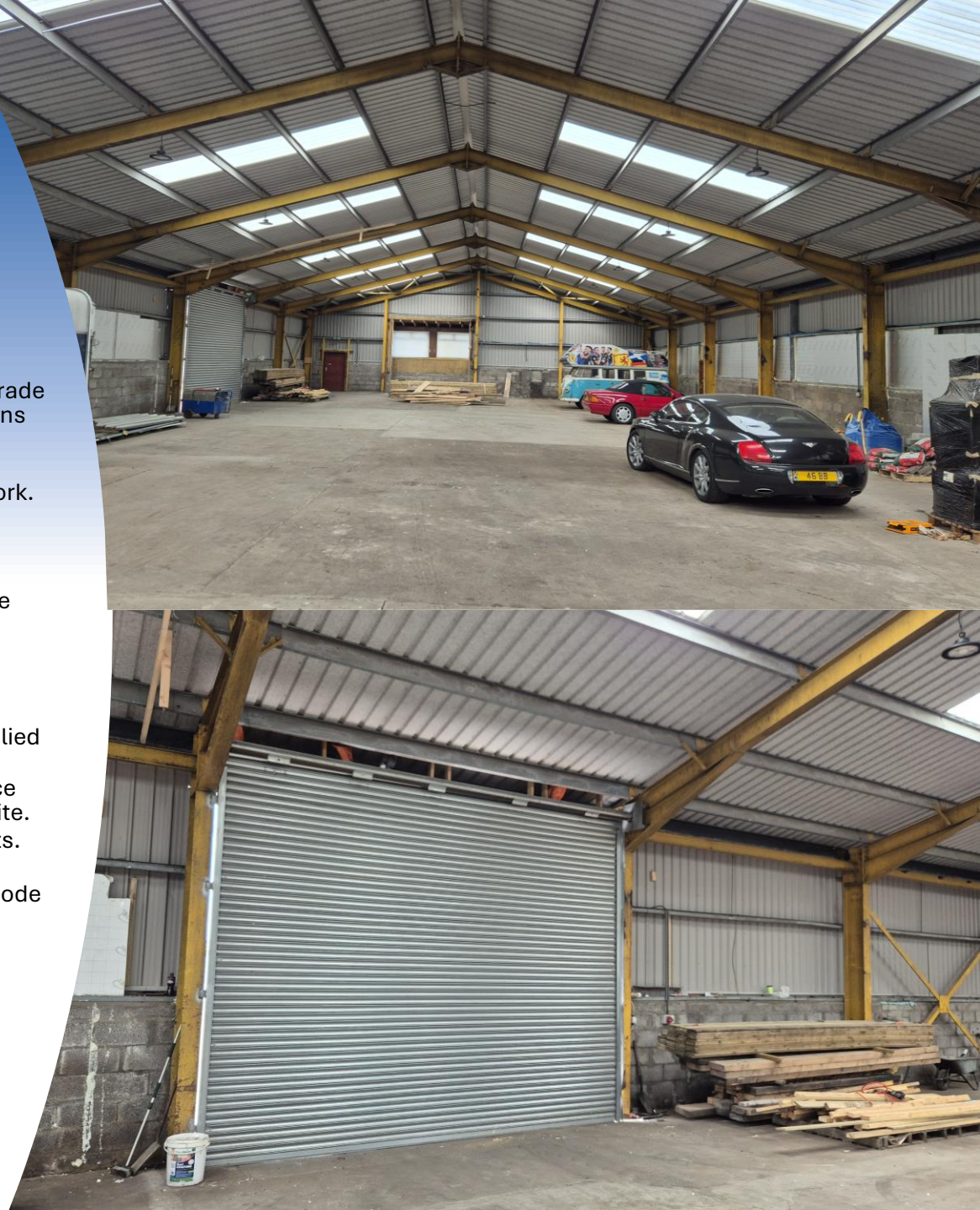
The property benefits from good road connectivity with access to Falkirk town centre and the M9 motorway via the local road network.

Accommodation

The premises comprise a self-contained industrial unit with the following key features:

- Steel portal frame construction with blockwork infill and profile sheet cladding.
- 3.5m eaves height.
- 2 Roller shutter access doors providing level access.
- LED warehouse lighting throughout.
- No office or WC facilities currently provided; both can be supplied to suit incoming tenant requirements.
- Shared yard space to the front of the unit. Additional yard space can be made available elsewhere on the wider Abbotsbaugh site.
- The unit is capable of subdivision to suit occupier requirements.

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extend to approximately:
806 sqm (8,676 sqft)



UNIT 1 ABBOTSHAUGH SAWMILL ABBOTS ROAD FALKIRK FK2 7XU

Planning

The premises are covered by the Falkirk Local Development Plan 2 (LDP2) as adopted on 7 August 2020.

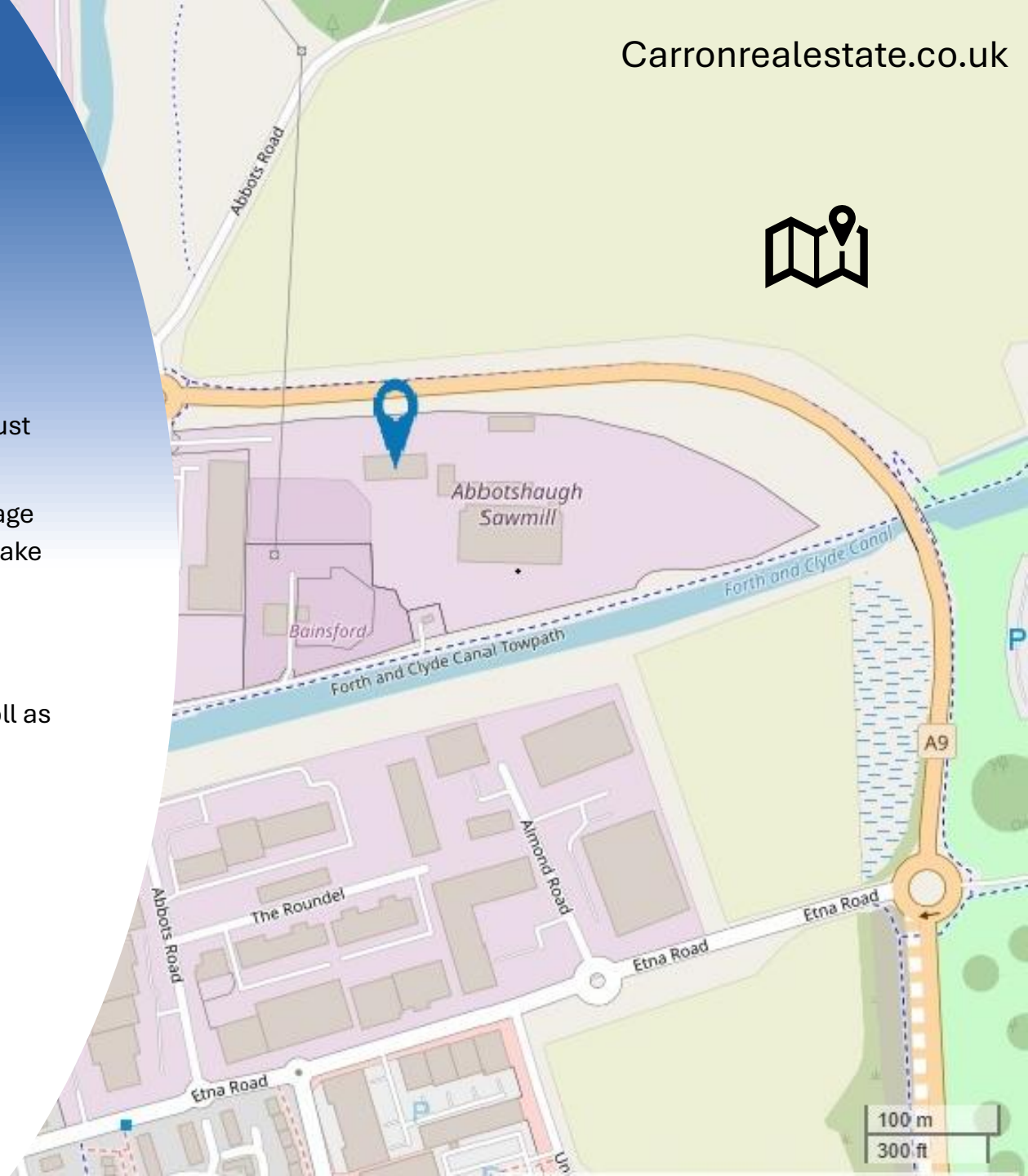
The premises may be suitable for industrial, storage and distribution use. Interested parties should make their own enquiries with Falkirk Council Planning Department, 01324 504950.

Rating

The premises are shown in the 2026 Valuation Roll as follows: £43,000

Energy Performance Certificate

EPC Rating = TBC. Available on request.



UNIT 1 ABBOTSHAUGH SAWMILL ABBOTS ROAD FALKIRK FK2 7XU

Lease Terms

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

Rent

£55,000 per annum

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 is responsible for their own costs. The ingoing party is responsible for registration dues, LBTT and any other expenses.

Viewing & Further Information

By arrangement with letting agents:

Paul McInnes

Carron Real Estate Limited

Tel: 0131 235 2195

paulmcinnes@carronrealestate.co.uk