

FORBES COURT

TO LET

INDUSTRIAL / WORKSHOP PREMISES

2,989 - 8,231 SQ FT AVAILABLE

ON THE INSTRUCTIONS OF

LCP.
part of MCore

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951843



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MIDDLEFIELD INDUSTRIAL ESTATE | FALKIRK | FK2 9HQ



UNIT 2 - 5,345 SQ FT

UNIT 8 - 2,989 SQ FT

ESTABLISHED INDUSTRIAL / TRADE LOCATION

BENEFITS FROM OFFICES OVER 2 FLOORS



ETNA ROAD

HOWDENS

TOOLSTATION

CITY PLUMBING

Graham
The Plumbers' Merchant

SCREWFIX

MIDDLEFIELD ROAD

B&Q

TILE STAR
Great Styles... Great Prices

UNIT 2

EDMUNDSON
ELECTRICAL

JOHNSTONE'S
TRADE

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.

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
Unit 8	278	2,989
Total	775	8,334

BUSINESS RATES

	Rateable Value	Rates Payable per annum
Unit 2	£27,250	£13,570
Unit 8	£18,500	£9,213



INDICATIVE
INTERNAL
PHOTOS



INDICATIVE
INTERNAL
PHOTOS

**ATTRACTIVE TRADE
COUNTER LOCATION**

SPECIFICATION



OFFICE / TRADE
COUNTER



YARD +
PARKING



ELECTRIC ROLLER
SHUTTER DOOR



TRANSLUCENT
ROOF PANELS



LED
LIGHTING



3 PHASE
ELECTRICITY



GAS
SUPPLY



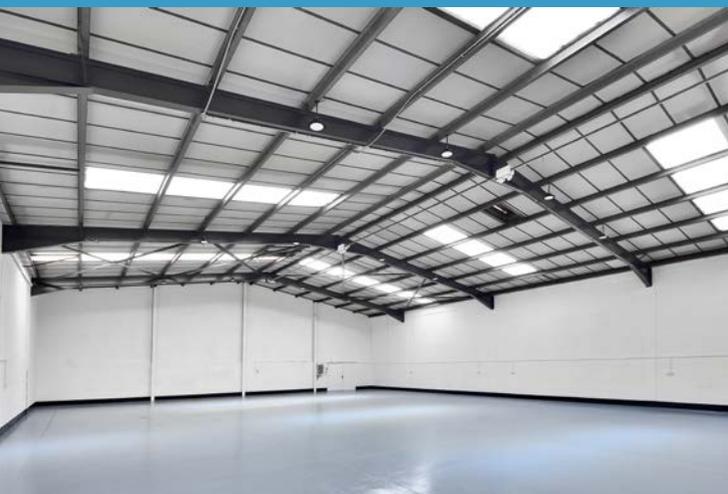
WC
FACILITIES



INDICATIVE
INTERNAL
PHOTOS



INDICATIVE
INTERNAL
PHOTOS





TERMS

The properties are available immediately on a new full repairing and insuring lease for a rent to be agreed. 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

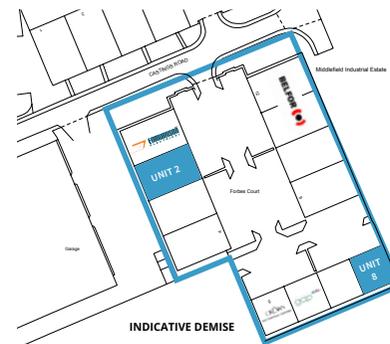
All rents are quoted exclusive of VAT.

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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