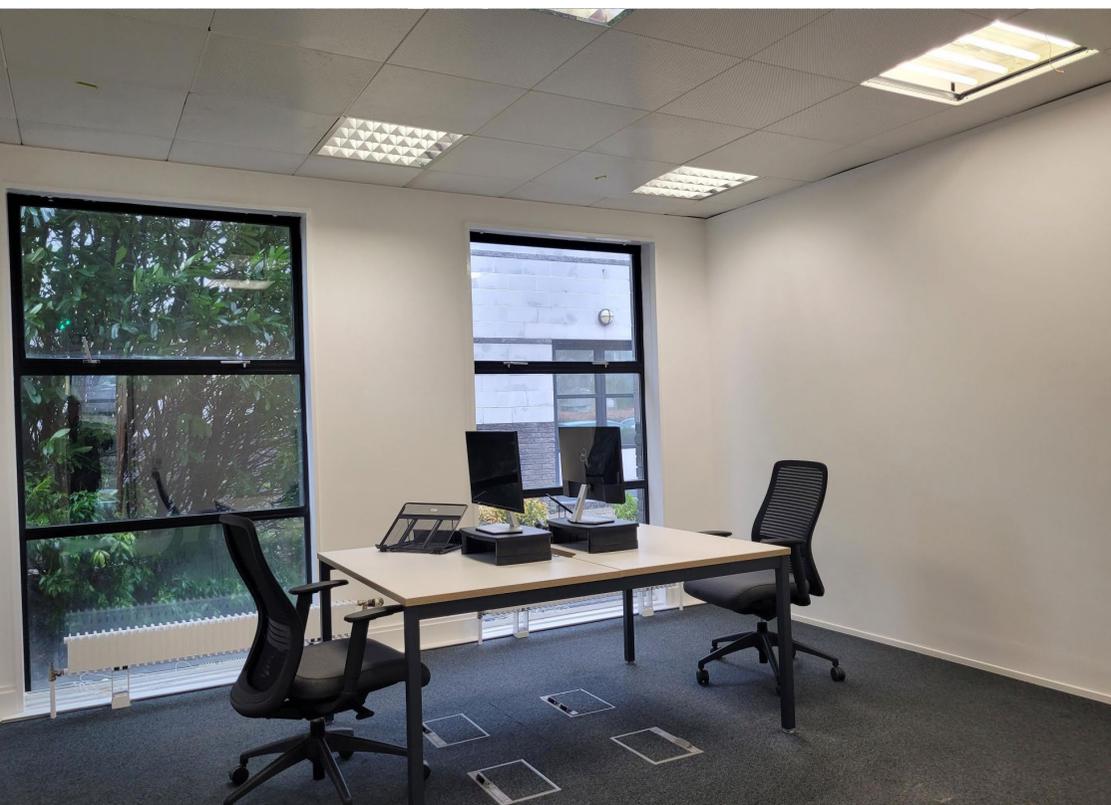




TO LET - FLEXIBLE OFFICE SUITES

UNIT 3 THE COURTYARD
CALLENDAR BUSINESS PARK
FALKIRK, FK1 1XR

- 11 fully refurbished office suites
- 115 sq ft to 595 sq ft
- Suites can be combined
- Shared kitchen facilities incorporated
- Dedicated parking provided
- Parkland setting



LOCATION:

The Courtyard is situated within the attractive landscaped surrounds of Callendar Business Park. The business park is located approximately 1 mile east of Falkirk town centre and benefits from excellent communication links. The property is easily accessed from junctions 5 & 6 of the M9 motorway, providing direct links to Edinburgh in the East and Glasgow in the west..

Falkirk itself comprises an important town within central Scotland, forming the main administrative centre for the surrounding district and as such providing extensive retail, leisure and local government facilities. The towns position ensures that Falkirk benefits from excellent transportation links to the remainder of the country with the M9 & M876 lying to the east and west respectively.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise a fully refurbished two storey office pavilion which has been developed into 11 attractive suites that benefit from the following features:-

- Raised access floors
- Suspended ceilings incorporating modern lighting
- Gas fired central heating
- Kitchen facilities on both floors
- WC facilities on each floor
- Dedicated car parking

ACCOMMODATION:

Presently, the following office suites are available:

Suite	Size (Sq Ft)	Rental (per annum exclusive)	Availability
Suite 3a	170	£22 per sq ft	Let
Suite 3B	135	£22 per sq ft	Available
Suite 3C	321	£22 per sq ft	Let
Suite 3D	239	£22 per sq ft	Let
Suite 3E	219	£22 per sq ft	Available
Suite 3F	267	£22 per sq ft	Available
Suite 3K	115	£22 per sq ft	Available
Suite 3G	595	£18 per sq ft	Available
Suite 3H	593	£18 per sq ft	Available
Suite 3L	287	£22 per sq ft	Available
Suite 3J	286	£22 per sq ft	Available
Suite 7C	438	£22 per sq ft	Let

LEASE TERMS

Rentals are inclusive of service charge, utilities and Internet. The incoming tenants will be responsible for any rates liability pertaining to the subjects.

Leases will be structured on an initial one year basis which will continue quarterly thereafter until either party serves 3 months notice to quit.

The landlord is willing to consider longer term agreements, subject to appropriate terms.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificates (EPCs) for the subjects is available upon request.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a, The Courtyard
Callendar Business Park
Falkirk, FK1 1XR
Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by appointment through the sole letting agents.

Ref: ESA3186

February 2024

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers to tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.