DM HALL

To Let

Industrial Workshop



Unit 5 Bog Road
Industrial Estate,
Laurieston
FK2 9PH

930 sq ft
(86.40 sq m)

- Modern Workshop Unit
- Established Industrial Location
- East access to the M9
- Flexible lease terms
- £8,400 pax, inclusive of building insurance

LOCATION

The subjects are situated on the western side of Bog Road, forming part of Bog Road Industrial Estate, which lies towards the western outskirts of the town of Laurieston.

Bog Road comprises an established Industrial Estate which provides a range of workshop and associated accommodation for a variety of businesses including Hilston & Bennett, Derek Baff Roofing and James Scott & Sons.

Laurieston itself lies astride the A803 road route, approximately 2 miles to the east of Falkirk with Bog Road affording easy access to the M(motorway via junction 5 which is approximately 1 mile to the east.



DESCRIPTION

The subjects comprise a mid terraced workshop unit which is of steel framed construction, clad externally in insulated profile metal sheeting.

Vehicular access is by means of an electric operated roller shutters door with a pedestrian pass door also incorporated.

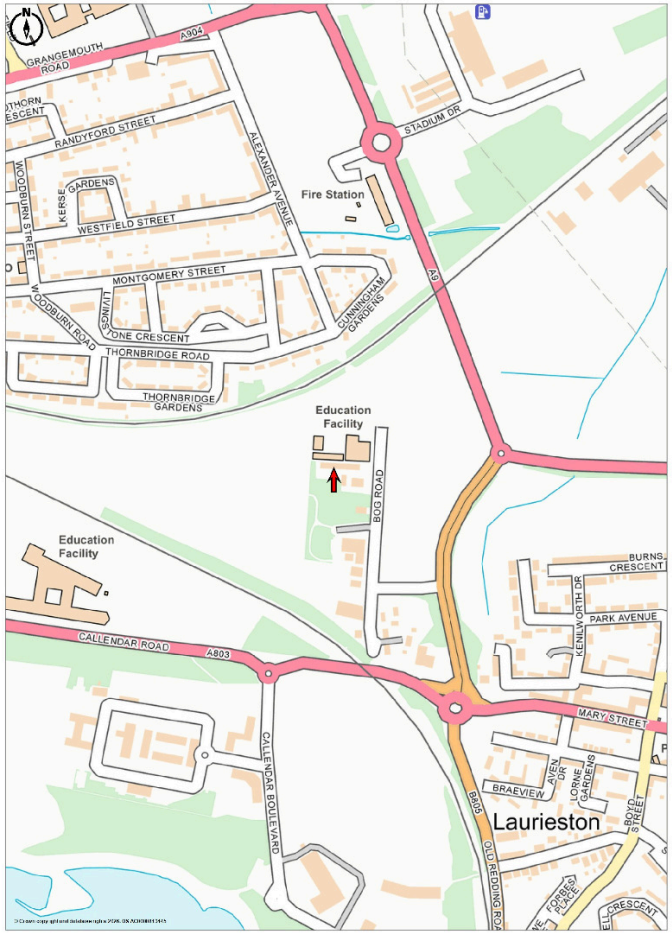
Internally the subjects provide the main workshop together with a toilet facility, the subjects having a front eaves height of 4.8 m with a rear eaves of 4.5 m.

LEASE TERMS

The subjects are offered on full repairing terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL

£8,400 PAX. The rent is inclusive of Building Insurance.



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Plotted Scale - 1:7500. Paper Size – A4

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

Rates Payable: It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.
Rateable Value: £9,600

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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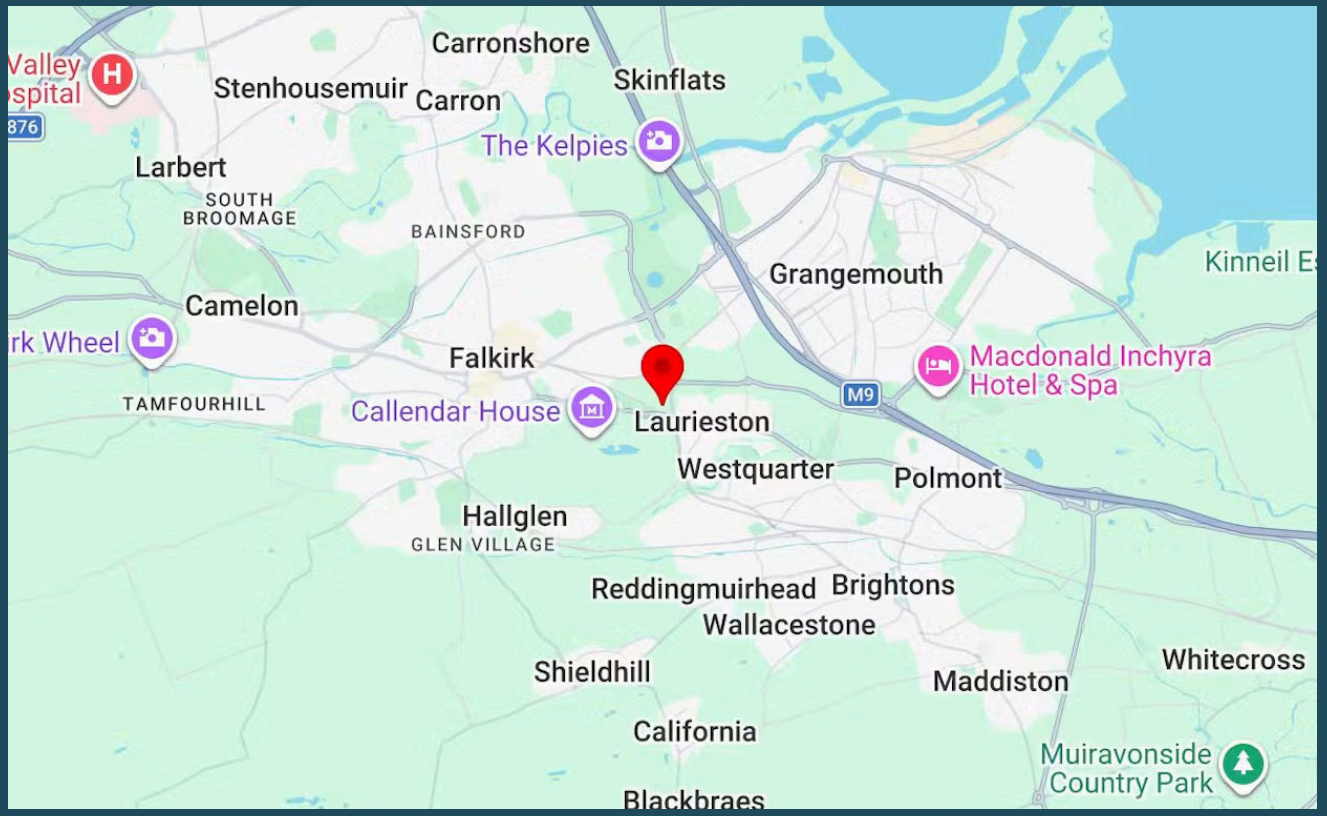

Make an enquiry

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PROPERTY REF: ESA4036

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