

FOR LEASE

Unit E, Lochlands Industrial
Estate, Larbert, FK5 3NS



483.56 sqm | 5,205 sq. ft.



Excellent
transport links



On-site
parking



Secure
allocated yard



3 phase
power supply



Roller shutter door
(2.95m (H) x 4.54m (W))



Eaves from
3.86m up to 4.36m



Office

Location

Lochlands Business Park lies on the outskirts of Larbert town centre and 2 miles north west of Falkirk, within the heart of central Scotland.

The park's location offers excellent accessibility to all Scotland's major cities, via the central Scotland motorway network, with Edinburgh lying some 22 miles to the east and Glasgow 20 miles to the west. In addition, the substantial port facilities of Grangemouth lie within easy reach, as do both Edinburgh and Glasgow airports.



Description

The property comprises a detached warehouse unit of steel portal frame construction with a large secure yard allocated to the unit. Vehicular access is taken via a roller shutter door with a separate pedestrian door.

Internally the subjects provide a warehouse/workshop unit which benefits from 3 phase power supply, concrete flooring and welfare facilities and office.

The business park contains an excellent mix of occupiers such as Xtreme Karting, Sulzer and Bidfood.

*** Please note that the images are indicative only****

Accommodation

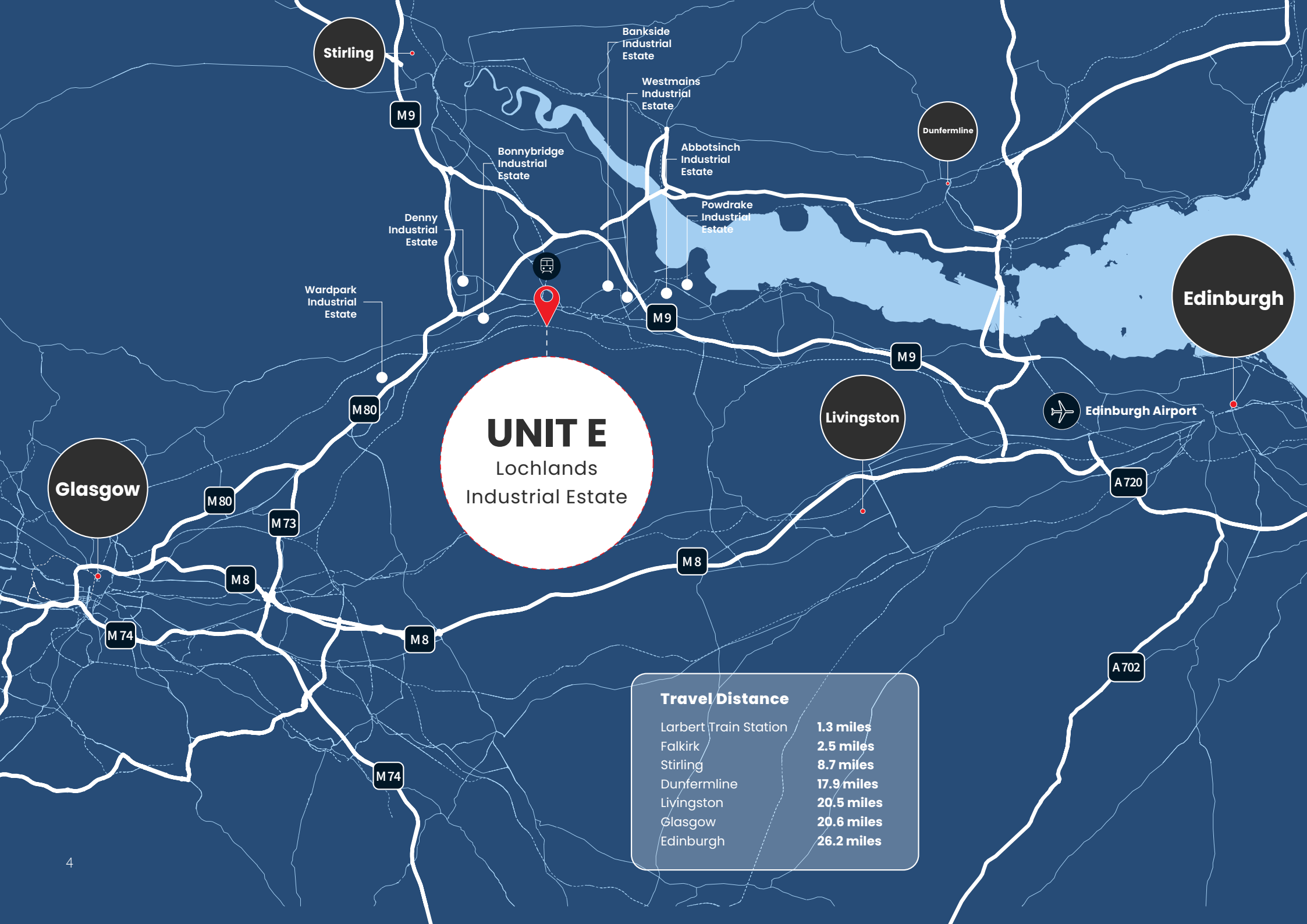
The accommodation comprises the following areas:

Name	sq. ft.	sqm	Availability
Unit - E	5,205	483.56	Available
Total	5,205	483.56	

Energy Performance Certificate

Upon Application





UNIT E

Lochlands Industrial Estate

Travel Distance	
Larbert Train Station	1.3 miles
Falkirk	2.5 miles
Stirling	8.7 miles
Dunfermline	17.9 miles
Livingston	20.5 miles
Glasgow	20.6 miles
Edinburgh	26.2 miles



GRAHAM + SIBBALD

FOR LEASE

Unit E, Lochlands Industrial Estate

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