

# For Sale

## Alva Industrial Estate, Alva, FK12 5DQ

85,776 sq ft (7,968.85 sq m)

- Excellent opportunity
- Transport links into national motorway network
- Large secure yard area
- Good quality industrial warehouse
- Private staff carparking



## Location

The property is located in Alva, situated approximately 3.5 miles north of Alloa and 8 miles east of Stirling. Alva also lies 33 miles north east of Glasgow and 38 miles north west of Edinburgh.

The subject site is located 0.5 miles east of the the town centre, and is accessed directly off the A91. Alva Industrial Estate is the primary industrial location within the area, with neighbouring occupiers including Speck & Burke, Harvieston Brewery and Omega Diagnostics Ltd.

## Description

The property is located on a large rectangular site extending to 6.23 acres (2.52 hectares). The property was constructed in the early 1990s, and was further extended in the late 1990s, and again in 2003/2011.

The internal accommodation comprises two storey offices and industrial warehousing. Externally the property features private staff car parking and a large secure yard area.

## Terms

Offers are invited for the benefit of our client's heritable (freehold) interest with vacant possession.

## Viewings

Please contact the marketing agents should you wish to arrange a viewing.

## Accommodation

The property comprises a substantial industrial complex, with office accommodation extending to 85,776 sq.ft (7,968.82 sq.m). We understand the office content equates to c. 15% of this total area.

Please note the size listed has been sourced from the Scottish Assessors website and will be subject to change upon the marketing agents measurement of the facility once vacant.

Name	Sq ft	Sq m	Availability
Building	85,776	7,968.85	Available
<b>Total</b>	<b>85,776</b>	<b>7,968.85</b>	

## EPC

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

## Business Rates

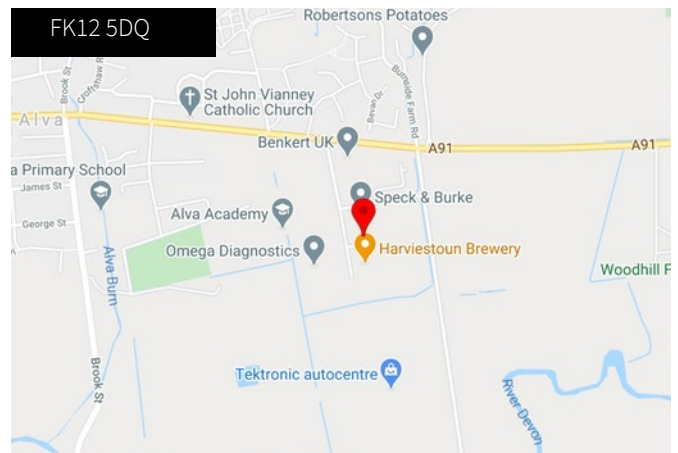
Rates payable: £1.37 per sq ft  
(based upon Rateable Value: £228,000.00)

## Service Charge

n/a

## Estate Charge

n/a



## Contacts

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