

TO LET - INDUSTRIAL

GRANARY SQUARE

FALKIRK, FK2 7XJ



KEY HIGHLIGHTS

- 4,796 sq ft
- Generous dedicated on site car parking
- Passing rent of £33,500 per annum
- Nearby occupiers include Carpetways, Lazy Days Sofa and Farmer Autocare
- Prominent corner site with excellent visibility
- Available for immediate occupation
- Lease expiring in April 2027, scope for longer lease if required

SUMMARY

Available Size	4,796 sq ft
Rent	£33,500 per annum The subjects are held on FRI terms expiring April 2027 at a passing rent of £33,500 per annum with scope for a longer lease if required.
Rates Payable	£22,160 per annum
Rateable Value	£40,000
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

The property occupies a prominent corner position at the entrance to Granary Square providing excellent visibility and frontage to passing traffic.

The unit is a detached single storey premises comprising of a customer reception with disabled accessible WC. The garage areas span both sides of the main customer reception area with the main car workshop benefitting from full glass frontage, two roller shutter doors and a fully installed vehicle inspection pit.

To the rear of the property there are a further four car inspection bays all accessed via individual roller shutter door access.

The property also benefits from sufficient staff meeting rooms/WC's/Kitchen area to the rear of the main customer reception area.

There is dedicated on site customer and staff parking providing direct access to customer reception area.

LOCATION

Granary Square is situated within the Bainsford area of Falkirk.

Falkirk Town Centre is approximately 1 mile away offering access to various amenities and services.

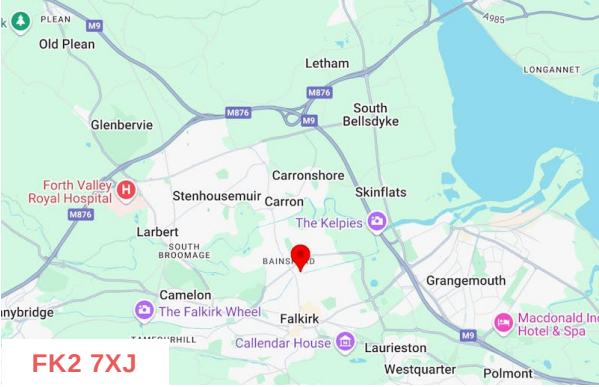
The site is well connected to the A9 and A80 providing direct routes to the M9 Motorway.

Nearby occupiers include Wolseley, Tony's Tile House & Bathroom Showroom, Carpetways, Farmers Autocare, Nightingale Home Care & Hair and Beauty World.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor	4,796	445.56	Available
Total	4,796	445.56	



VIEWING & FURTHER INFORMATION

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