

# FORBES COURT FALKIRK

MIDDLEFIELD INDUSTRIAL ESTATE FK2 9HQ



INTERNAL IMAGE OF UNIT 11



**INDUSTRIAL / WORKSHOP PREMISES**  
**SIZE: 494 SQM (5,317 SQFT)**

ESTABLISHED INDUSTRIAL LOCATION  
RENTAL: £31,900 PER ANNUM  
SUITABLE FOR A VARIETY OF USES

ON THE INSTRUCTIONS OF

**LCP**

**020 7233 5255**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

Giles Hoare  
0207 233 5255



ONLINE  
PHOTO  
GALLERY



# UNIT 3

## FORBES COURT FALKIRK MIDDLEFIELD INDUSTRIAL ESTATE FK2 9HQ

### LOCATION

The subject premises are located on the north east side of Falkirk lying within close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway.

More precisely the subject premises are situated on Forbes Court, Middlefield Industrial Estate, Falkirk which lies just off Etna Road which in turn connects the industrial location to Falkirk town centre.

This location is fast becoming an attractive trade counter location with neighbouring occupiers including City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham, B&Q and Edmundson Electrical.

### DESCRIPTION

The property comprises a mid terraced industrial unit of steel frame construction with insulated cladding under a pitched and clad roof.

Internally the property provides open industrial / workshop space with a minimum eaves height of 4.8 metres along with 2 storey offices and staff welfare facilities to the front elevation.

The property has recently undergone an extensive refurbishment which included the following works:

- overhaul of transulscnt roof panels
- full office refurbishment
- freshly painted walls and concrete floor
- clean of the exterior walls and roof cladding

An online photo gallery demonstrating the refurbished condition is available to view by clicking the link on the front page of this brochure.

### ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows: 494 sqm (5,317 sqft) together with allocated car parking in front of the premises.

### TERMS

The property is available immediately on a new full repairing and insuring lease for a term to be agreed at £31,900 per annum. Further information on lease terms is available from the letting agents.

### RATEABLE VALUE

We have been verbally advised by the local assessor's department that the premises have a current Rateable Value of £22,250 with Rates Payable (2017/2018) of approximately £10,370 per annum.

### SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

### VAT

All rents are quoted exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of this lease.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D+. A copy of this certificate is available upon request.

### VIEWINGS AND FURTHER INFORMATION

By contacting the joint agents:

**Ryden.co.uk**  
0131 225 6612

**DM HALL**  
CHAMPERS BUILDING  
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