



TO LET

Industrial/Workshop Premises
5,317 sq.ft (494 sq.m)



Unit 3 Forbes Court, Middlefield Industrial Estate, Falkirk, **FK2 9HQ**

- Full office refurbishment
- Overhaul of translucent roof panels
- Close proximity to junction 6 of the M9
- Attractive trade counter location

DESCRIPTION

- Mid terraced industrial unit of steel frame construction
- Allocated car parking to the front of the premises
- Male & female toilet facilities
- 2 storey offices
- Recently undergone an extensive refurbishment
- Minimum eaves height of 15.75ft (4.8m) to eaves

AREAS (Approximate Gross Internal)

Unit 3	5,317 sq.ft	(494 sq.m)
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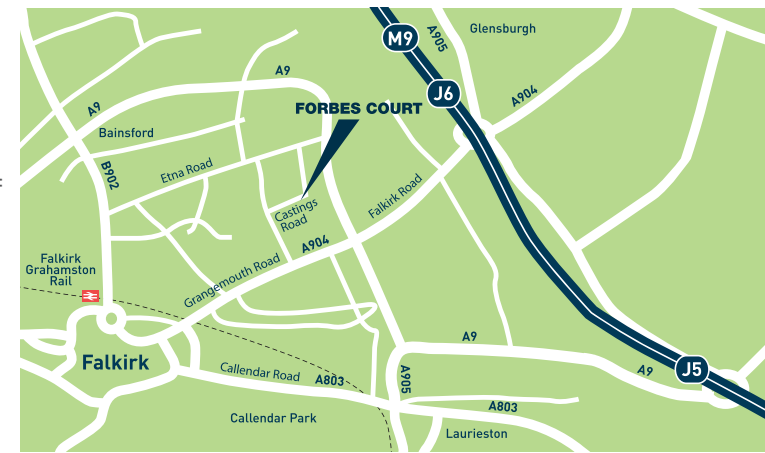


LOCATION - FK2 9HQ

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 which include City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham, B&Q and Edmundson Electrical.



RENT, TERMS & RATES

The premises are available on new fully repairing and insuring leases with further details available on request.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance and landscaping of common areas and shared parking areas.

SERVICE CHARGE ENERGY PERFORMANCE

Rating Band D+

Further information available upon request.

PLANNING

The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

Unit 3 Forbes Court, Middlefield Industrial Estate, Falkirk, FK2 9HQ

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