



TO LET

Warehouse/Industrial Unit

5,345 sq.ft (497 sq.m)

Unit 2 Multipark Forbes Court, Middlefield Industrial Estate, Falkirk, FK2 9HQ

- Benefits from offices over 2 floors
- Suitable for a variety of uses
- Established Industrial/Trade Location

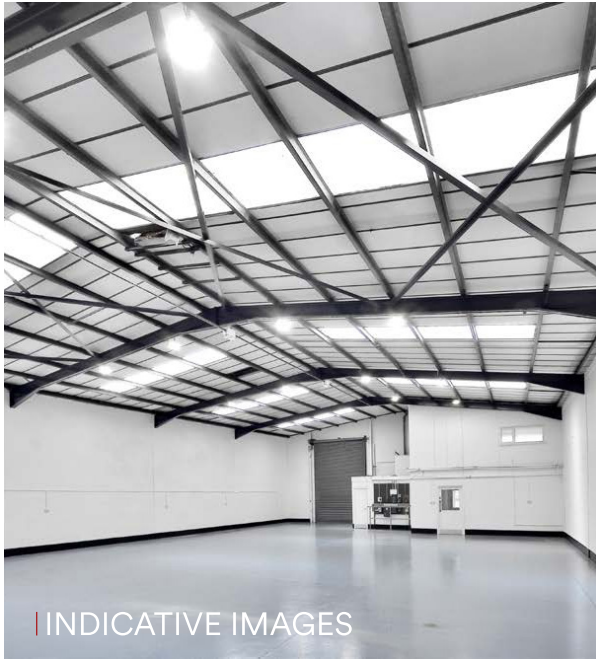
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Unit 2 Multipark Forbes Court, Middlefield Industrial Estate, Falkirk, FK2 9HQ



Areas (Approx.)	5,345 sq.ft	497 sq.m
Rent	£41,500 pa plus VAT	
Rateable Value	£27,250*	
Rates Payable	£13,570*	
Service Charge	£9,342	
Building Insurance	£1,900	

*We recommend all interested parties make their own enquiries with the local council to ensure that this information is correct.



Unit 2 Multipark Forbes Court, Middlefield Industrial Estate, Falkirk, FK2 9HQ

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 high quality refurbishment has recently been completed.

- Office/Trade Counter
- Yard & Parking
- Electric roller shutter door
- Translucent roof panels
- LED lighting
- 3 Phase electricity
- Gas supply
- Toilet facilities

Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

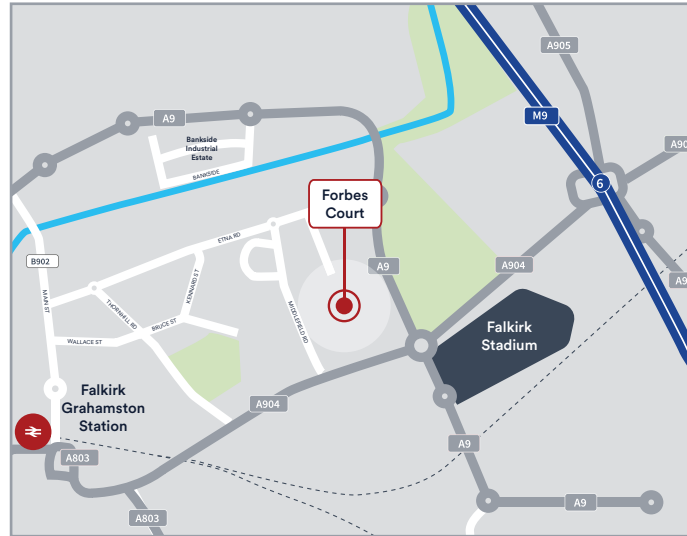
The property has an EPC Rating of D+. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



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



Viewing

Strictly via prior appointment with the appointed agents

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0131 225 6612

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