



## PROMINENT INDUSTRIAL UNIT

- GIA:- 555.13 SQM (5,975 SQ. FT)
- PRIME INDUSTRIAL LOCATION
- EXCELLENT CONNECTIVITY TO THE M9 AND M80 MOTORWAY
- RENTAL: £35,000 (EXCL. VAT) PA

**TO LET**

### 1 HAYFIELD COURT, FALKIRK, FK2 7ZR

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## LOCATION

Falkirk benefits from excellent road connectivity with access to Junction 7 of the M80 and Junction 6 of the M9 both located within a 5-mile radius, both of which connect with major road networks throughout Scotland.

The subjects are located within the Bankside Industrial Estate in Falkirk. The Bankside Industrial Estate is a well-known industrial area located in Falkirk, Scotland. It's situated near the larger Grangemouth region, which is an important industrial area in central Scotland. The estate is home to a variety of businesses, including manufacturing, distribution, and service operators.

## DESCRIPTION

The subject features an open-plan industrial unit with high-eaves, providing extensive storage capacity. The building is of steel frame construction and offers mixture of warehouse and office accommodation.

The warehouse comprises open plan workshop/storage space at both ground and mezzanine level. The offices provide high quality accommodation, complete with modern furnishings and amenities. Fitted kitchen, air conditioning, and W/C facilities are also included within the space.

Furthermore, the subjects offer the convenience of both on-site and on-street parking options.

## RATING

The subjects are entered into the current valuation roll with a rateable value of £41,750.

The rate poundage for 2023/2024 is 49.8p to the pound.

## RENT

Our client is seeking rental offers of £35,000 (Excl. VAT) per annum.

## EPC

A copy of the EPC can be made available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

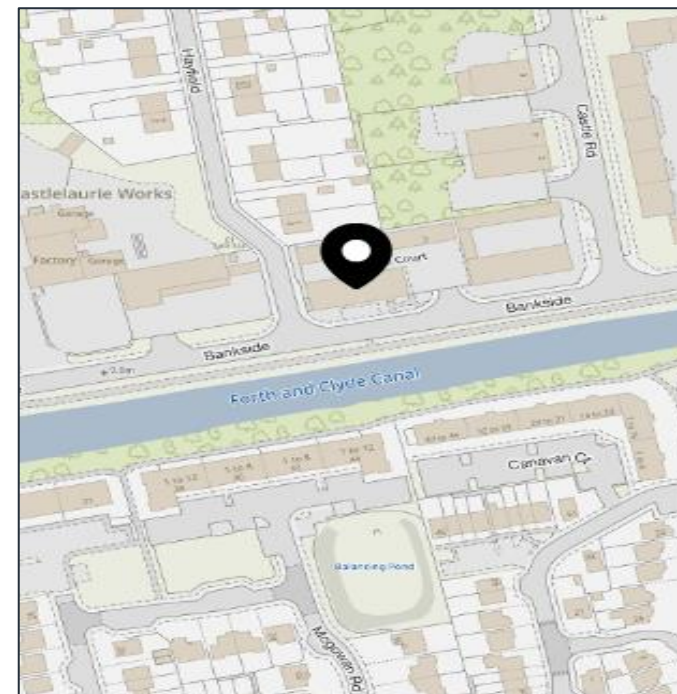
## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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In accordance with the RICS code of measuring practice (6th edition), we calculate the Gross Internal Area of the subjects to extend as follows:

ACCOMMODATION	SqM	SqFt
Ground Floor	360.94	3,885
Mezzanine	194.19	2,090
<b>TOTAL</b>	<b>555.13</b>	<b>5,975</b>



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors: First Floor, 11 Gladstone Place, Stirling, FK8 2NN**

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