

Ryden

TO LET

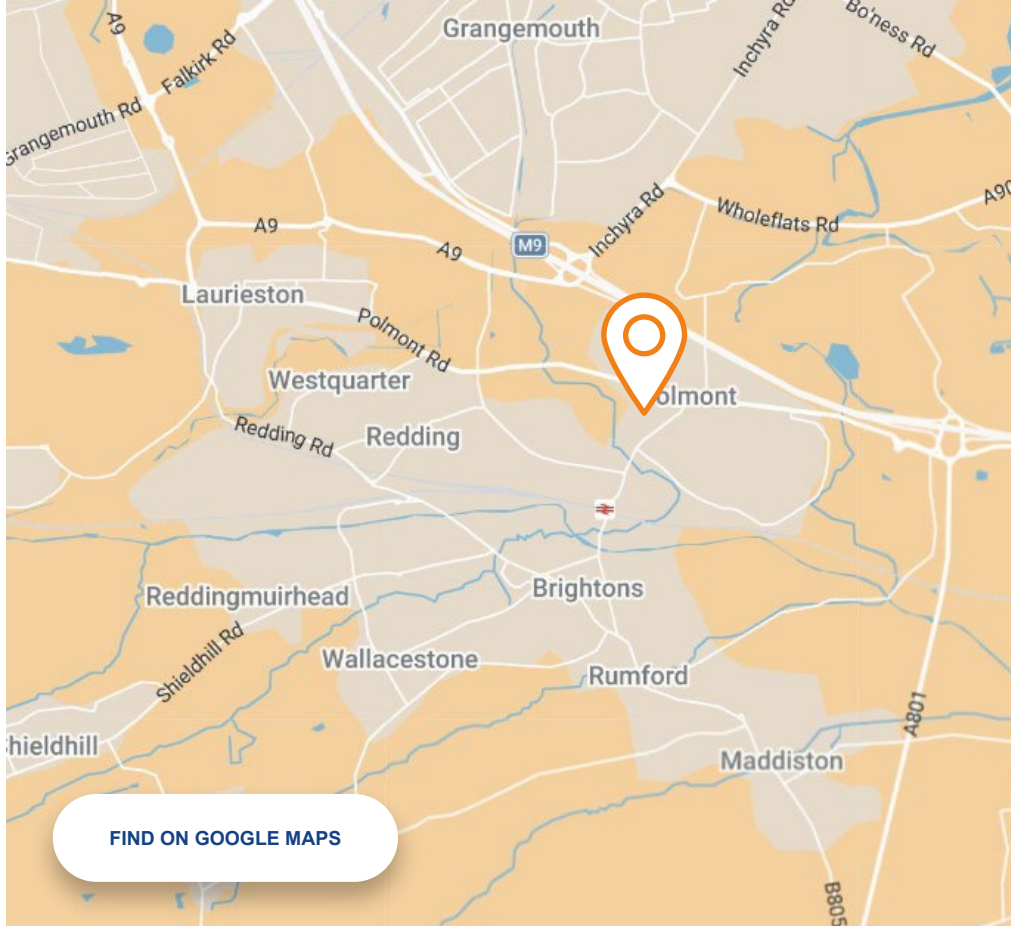
**SELF-CONTAINED GROUND FLOOR
OFFICE SPACE
79 SQ M (856 SQ FT)**



**THE COACH
HOUSE, HAYPARK
BUSINESS CENTRE
FALKIRK
FK2 0NZ**

**FLEXIBLE LEASE TERMS
SELF-CONTAINED
CAR PARKING
IMMEDIATE ENTRY
AVAILABLE**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



[FIND ON GOOGLE MAPS](#)

OFFICE SPACE IN ESTABLISHED LOCATION

**79 SQ M
(856 SQ FT)**



LOCATION

The Coach House is located in Haypark Business Centre, strategically positioned in Polmont, Falkirk in Scotland's Central Belt, combining accessibility with a strong business environment. Within only quarter of a mile from Polmont Railway Station (on the main Glasgow Edinburgh line) it offers fast, efficient rail links.

By road, it is conveniently close to the M9 motorway, providing easy routes to Edinburgh, Stirling and Glasgow.

The centre is set within a well-established business park and surrounded by a mixture of commercial and residential areas. Ample on-site parking, good bus services running nearby, and well connected local amenities make it a practical choice for businesses seeking a high-quality, easily accessible base.

DESCRIPTION

The Coach House offers self-contained office accommodation on the ground floor with facilities including:

- Perimeter trunking
- LED lighting
- Gas central heating
- Meeting facilities
- Open plan space
- Car parking
- Secure bike racks
- Flexible lease terms
- Attractive gardens and grounds

ACCOMMODATION

The premises has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) be 79 sq m (856 sq ft) on a net internal basis.

TERMS

Flexible terms are available on a traditional leasehold basis, as well as all inclusive rates (inc. rent, service charge and utilities).

Traditional Lease - £11,200 per annum
All Inclusive Lease - £21,800 per annum

EPC

The property has an EPC rating of C (32)

BUSINESS RATES

We are advised that the current Rateable Value is £8,200, resulting in rates payable of £3,944 (2026/27).

Occupiers may be eligible for 100% rates relief. Interested parties should visit <https://www.saa.gov.uk/>

ENTRY

Immediate entry is available upon completion of legal missives.

VAT

All costs quoted are exclusive of VAT which is payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





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GET IN TOUCH

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