

**Mileway**

# Lochlands Industrial Estate Larbert

Available to Let  
Warehouse  
1,885 sq ft



Excellent transport links



Eaves height 2.86m



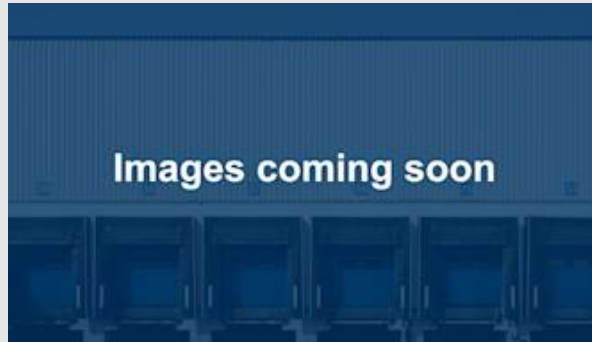
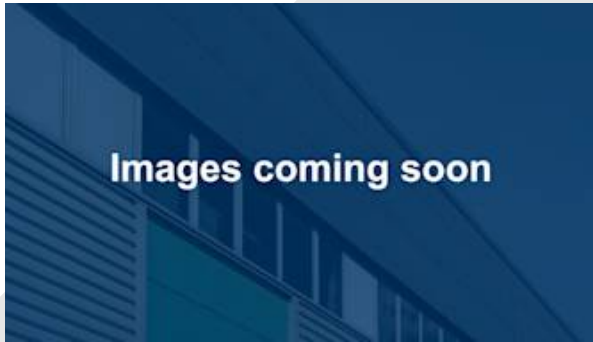
LED lighting



Electric roller shutter

# Lochlands Industrial Estate

Lochlands Avenue Larbert FK5 3NS



## Description

The property comprises a mid-terraced warehouse / workshop unit of steel portal frame construction, clad predominantly in insulated profile metal sheeting. Vehicular access is taken from the main frontage by means of an electric roller shutter door with a separate pedestrian door. Internally the subjects provide an open plan warehouse / workshop unit which benefits from LED lighting, 3 phase power supply, concrete flooring and welfare facilities. The workshop provides an internal eaves height of 2.86 metres. The business park contains an excellent mix of occupiers such as Xtreme Karting, Sulzer and Bidfood.

## Location

Lochlands Business Park lies on the outskirts of Larbert town centre and 2 miles north west of Falkirk, within the heart of central Scotland. The park's location offers excellent accessibility to all Scotland's major cities, via the central Scotland motorway network, with Edinburgh lying some 22 miles to the east and Glasgow 20 miles to the west. In addition, the substantial port facilities of Grangemouth lie within easy reach, as do both Edinburgh and Glasgow airports.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

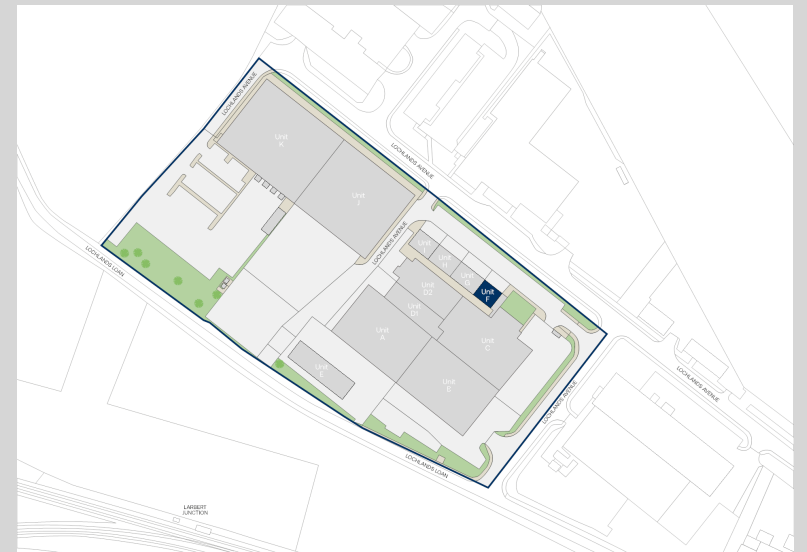
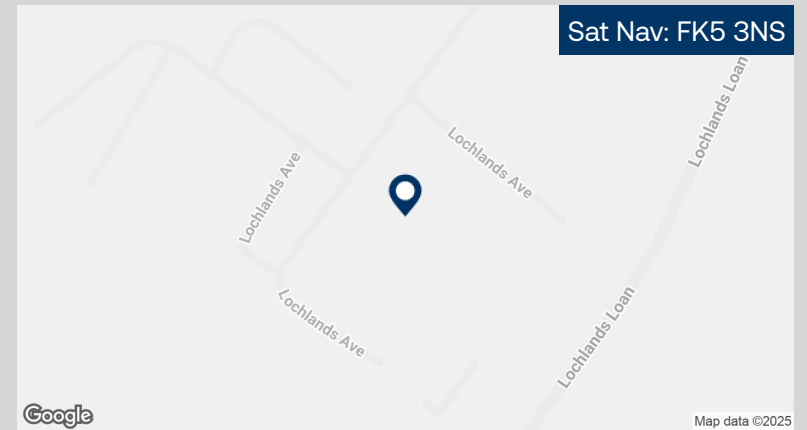
Please contact:

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**GRAHAM + SIBBALD**

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit F	Warehouse	1,885	Immediately	£1,375 PCM
Total		1,885		

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