

TO LET



# UNITS 2 & 5

## ALMOND COURT

Middlefield Industrial Estate | Etna Road | Falkirk | FK2 9HT

### HIGHLY PROMINENT INDUSTRIAL / TRADE PREMISES

- Unit 2 - 468 sq m (5,040 sq ft) | Unit 5 - 464 sq m (4,993 sq ft)
- Falkirk's most established Industrial and trade location
- Neighbouring occupiers include Screwfix, Toolstation, Graham, Howdens, Tile Giant, Rexel, CEF, City Plumbing, Euro Car Parts, Stark, Eurocell, B&Q and Greggs
- Excellent frontage on to Etna Road
- Available together or separately





## LOCATION

The subject premises are located within the well established Middlefield Industrial Estate. The estate is approximately 1.5 miles north east of Falkirk town centre and offers convenient access to Junction 6 of the M9 motorway which connects Falkirk to Glasgow and Edinburgh.

Almond Court is situated on the north side of Etna Road, a major thoroughfare within Falkirk which leads to the town centre. The estate offers excellent road side visibility making it ideal for trade counter operators and occupiers seeking prominence.



**EXCELLENT VISIBILITY  
IN FALKIRK'S BEST TRADE  
COUNTER LOCATION >**



## DESCRIPTION

The premises comprise modern industrial / trade counter units of steel portal frame construction with profile metal cladding under a pitched and clad roof.

Internally the properties are currently arranged to provide industrial accommodation which benefits from the following specification:

- Minimum eaves height of 5.59m rising to 6.95m
- Translucent roof panels
- Sodium light fitments
- Vehicular access via electric up and over door
- 3 phase electricity supply
- Office with double glazed frontage
- Male & female WC facilities
- Kitchen



INDICATIVE INTERNAL PHOTO OF C. 5,000 SQ FT



INDICATIVE INTERNAL PHOTO OF C. 5,000 SQ FT



INDICATIVE INTERNAL PHOTO OF C. 5,000 SQ FT

## ACCOMMODATION

We have measured the properties in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area as follows:

UNIT	SIZE (SQ M)	SIZE (SQ FT)
2	468	5,040
5	464	4,993
<b>Total</b>	<b>932</b>	<b>10,033</b>

**THE PROPERTIES ARE AVAILABLE TOGETHER OR SEPARATELY**



## BUSINESS RATES

We are advised by the local Assessor Unit 2 currently has a Rateable Value of £33,000 and Unit 5 has a Rateable Value of £35,750. Interested parties are advised to make their own enquiries.

## TERMS

The properties are available on a new Full Repairing & Insuring basis for a rent and term to be agreed. Further information on lease terms are available from the letting agent.

## VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VIEWING & FURTHER INFORMATION

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# Ryden

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INDICATIVE INTERNAL PHOTO OF C. 5,000 SQ FT