

# Ryden

## TO LET / MAY SELL

**NEW BUILD INDUSTRIAL UNIT  
202 SQ M (2,185 SQ FT)**



**UNIT 7, A9 ESTATE  
ABBOTSFORD  
INDUSTRIAL ESTATE  
FALKIRK  
FK2 7YZ**

**PART OF A NEW  
ESTATE WHICH HAS  
RECENTLY COMPLETED**

**WELL ESTABLISHED  
BUSINESS LOCATION**

**AVAILABLE IMMEDIATELY**

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## LOCATION

Falkirk is strategically located within Scotland's central belt situated half way between Edinburgh and Glasgow. The town is just 23.3 miles north-west of Edinburgh and 20.5 miles north-east of Glasgow.

Falkirk benefits from excellent connectivity with Junctions 5 & 6 of the M9 Motorway both located to the east of the town. In addition, there are 2 train stations in Falkirk and many bus routes.

Abbotsford Business Park is a new industrial estate situated in the north of the town. The estate is accessed from the A9, just north of Bankside and Middlefield Industrial Estates.

Nearby occupiers include Asda, Veolia, White & Mackay, WH Malcolm, City Plumbing, Screwfix, Toolstation, Eurocell, B&Q, Dingbro, Jewson and Wolseley.

## DESCRIPTION

The premises comprise a mid-terraced industrial unit of steel frame construction which benefits from the following specification:

- Office space
- Front elevation glazing
- Minimum eaves height of 6M rising to 6.5M
- Electric up and over roller shutter door
- LED lighting
- Translucent roof panels
- WC facilities
- 3 phase power supply
- EV charging point
- Solar Panels

## ACCOMMODATION

The property has been measured in accordance with the Code of Measuring Practise (6th Edition) to provide a Gross Internal Area of approximately 202 Sq m (2,185 Sq ft).

## BUSINESS RATES

The property requires to be assessed. Interested parties are advised to make their own enquiries with the Scottish Assessors Association.

## TERMS

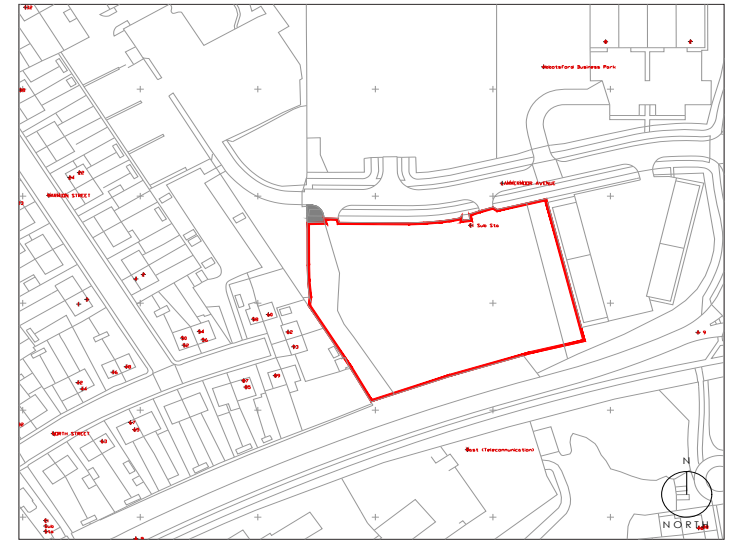
The premises are available on a new full repairing and insuring lease at a rent of £25,000 and period to be agreed. Our client may also consider selling the premises and offers in excess of £275,000 are invited. Further information is available from the agents.

## VAT

VAT will be payable on the rent or purchase price.

## ENERGY PERFORMANCE CERTIFICATE

Available on request



Existing Location plan - @ 1:1250

UNIT REF	UNIT AREA	UNIT AREA
1-4	5,682 sqft	528 m <sup>2</sup>
5, 6, 7, 8/9, 10, 11	2,217 sqft	206 m <sup>2</sup>
12, 13 & 14		
15 & 16	1,065 sqft	98 m <sup>2</sup>
<b>TOTAL</b>	<b>27,641 sqft</b>	<b>2568 m<sup>2</sup></b>

PARKING	
TOTAL CAR PARKING	62 SPACES
OF WHICH	
DISABLED PARKING	6 SPACES
ELECTRIC CHARGE PTS	6 SPACES
PTW	4 SPACES
CYCLE PARKING	13 SPACES

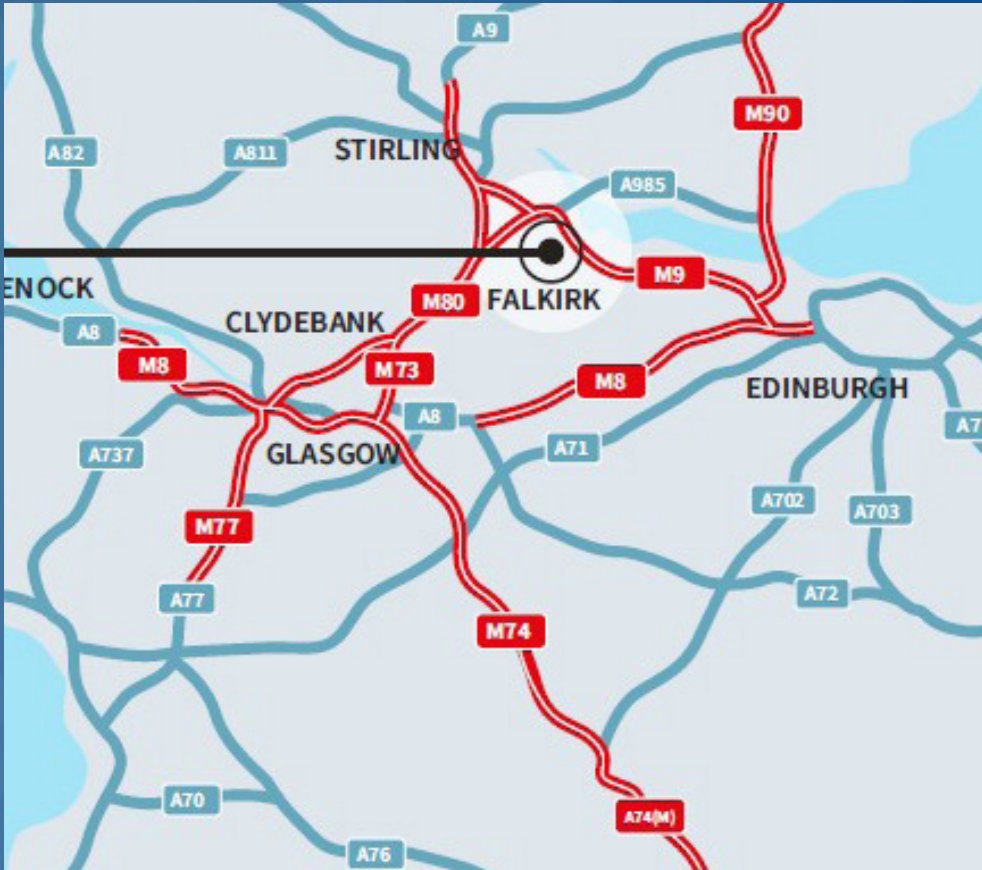
Parking allocation based on Class 5 Industrial use (B2:1 space/50m<sup>2</sup>) with assumption of 15% office space (B1:1 space/30m<sup>2</sup>)

Based on 15% office accommodation parking is over provided (minimum 57 spaces) by 5 spaces.

Office allocation can therefore increase to maximum of 30% / unit and still allow for adequate parking

Existing Scottish Water Combined Sewer





# GET IN TOUCH

Please get in touch with our letting agent for more details.

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