



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit 1, Greenfield Complex,
Greenfield Street, Alloa. FK10 2AL

INDUSTRIAL UNIT

- LEASE FROM £46,500 PER ANNUM
- INCENTIVES AVAILABLE
- READY FOR IMMEDIATE OCCUPATION
- 18,591 SQFT WITH YARD AREA
- 6.8M EAVES, 3 LARGE ROLLER SHUTTER DOORS
- GOOD TRANSPORT LINKS



LOCATION

Alloa is the third largest town within Central Scotland with a resident population of approximately 19,000 people and an estimated further catchment in the region of 50,000 people. Alloa is located approximately 9 miles east of Stirling and 6 miles north of the Kincardine Bridge, and has excellent transport links to both Edinburgh and Glasgow.

The subjects are located on the southern side of Greenfield Street and Sunnyside Road within the former Carlsberg Distribution Depot. The property is logistically very well located benefiting from good road and rail links.



DESCRIPTION

The subjects comprise an end terraced industrial property. The building is of concrete portal frame construction with brick exterior whilst being surmounted by a pitched roof overlaid in profiled sheet. Externally, the subjects benefit from 3 large electric roller shutter doors with separate pedestrian access.

There is a good level of private onsite parking available together with separate secure yard area. The entire site benefits from onsite security and CCTV.

Internally, the subjects provide large open plan workshop with 6.8m (min) eaves height and w.c. area. In addition to this, there is a large walk in refrigeration unit which can be removed if required.

PLANNING

All queries in relation to planning permission and use class of the subjects should be addressed to Clackmannanshire Council Planning Department.

FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

Ground Floor: 1727.1m²/18,591ft²

PROPOSAL

Rent from £46,500 per annum. A range of incentives are available to prospective tenants which will vary subject to lease duration and covenant strength.

EPC

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CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

RATING

The Rateable Value of the property is currently entered into the valuation roll as 3 entries and is to be re-assessed based on a single unit.

Please contact local rating office for further information.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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