



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit 5, Gateway Business Park,
Grangemouth, FK3 8WX

MODERN OFFICE SUITES

- LEASE FROM £11,000 PER ANNUM
- INCENTIVES AVAILABLE
- PRIVATE PARKING
- CLOSE PROXIMITY TO MOTORWAY
- POTENTIAL FOR 100% RATES RELIEF
- FROM 1,374 SQ FT to 4,553 SQ FT
- REFURBISHED ACCOMMODATION



LOCATION

Grangemouth is situated in Central Scotland and is one of the main towns within the central region with a population of approximately 32,000 persons and provides substantial employment for the Central Region and beyond. Grangemouth benefits from being Scotland's largest deep sea container port with excellent road and rail connections.

Grangemouth benefits from excellent transport links being served by a main line railway station in nearby Falkirk and the M9 motorway.

Ineos has recently announced a £450m investment programme in their Grangemouth facility.

From a local context the property is situated on the south western side of Beancross Road at Junction 5 of the M9 Motorway.



DESCRIPTION

The subjects form the first floor of a two storey detached modern office building. The accommodation is currently split into 2 suites each extending to 1,374ft² and 1,714ft². In addition to this we have another ground floor suite within the same business park extending to 4,553ft².

Internally, the suites are open plan in nature and each have a separate kitchen area and air conditioning. Common w.c facilities are provided.

Externally each of the suites benefit from a good allocation of private parking.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Falkirk Council Planning Department.

FLOOR AREAS

From sizes taken on site, 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 net internal area (NIA):

Suite 4a – 423m²/4,553ft²

Suite 5a – 127.65m²/1,374ft²

Suite 5b – 159.2m²/1,714ft²

PROPOSAL

Rent from £11,000 per annum. From £8 per ft².

Suites of 1,374ft², 1714ft², 3088ft² and 4,553ft²

A range of incentives are available.

EPC

Each suite is banded differently and as such a copy of an EPC can be sent to interested parties.

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

Please contact local rating office for further information.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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