FORBES COURT

TO LET

INDUSTRIAL / WORKSHOP PREMISES

5,317 - 10,662 SQ FT AVAILABLE

ON THE INSTRUCTIONS OF

LCP
part of M'Core
07741 951843
searchlcp.co.uk





LOCATION

The subject premises are located on the north east side of Falkirk lying within close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway.

More precisely the subject premises are situated on Forbes Court, Middlefield Industrial Estate, Falkirk which lies just off Etna Road which in turn connects the industrial location to Falkirk town centre.

This location is an attractive trade counter location with neighbouring occupiers including City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham, B&Q and Edmundson Electrical.

FORBES COURT

DESCRIPTION

The premises comprises mid terraced industrial units of steel frame construction with insulated cladding under pitched and clad roofs.

Internally the units provide open industrial / workshop space with a minimum eaves height of 4.8 metres along with 2 storey offices and staff welfare facilities to the front elevations.

ACCOMMODATION

	sq m	sq ft
Unit 2	497	5,345
Unit 3	494	5,317
Total	991	10,662

Units available together or separately.

BUSINESS RATES

	Rateable Value	Rates Payable per annum
Unit 2	£30,500	£14,670
Unit 3	£30,750	£14,790



INDICATIVE INTERNAL PHOTOS

ATTRACTIVE TRADE COUNTER LOCATION



INDICATIVE INTERNAL PHOTOS

SPECIFICATION

- OFFICE / TRADE COUNTER
- YARD + PARKING
- ELECTRIC ROLLER SHUTTER DOOR
- TRANSLUCENT ROOF PANELS
- LED LIGHTING
- 3 PHASE ELECTRICITY
- GAS SUPPLY
- WC FACILITIES



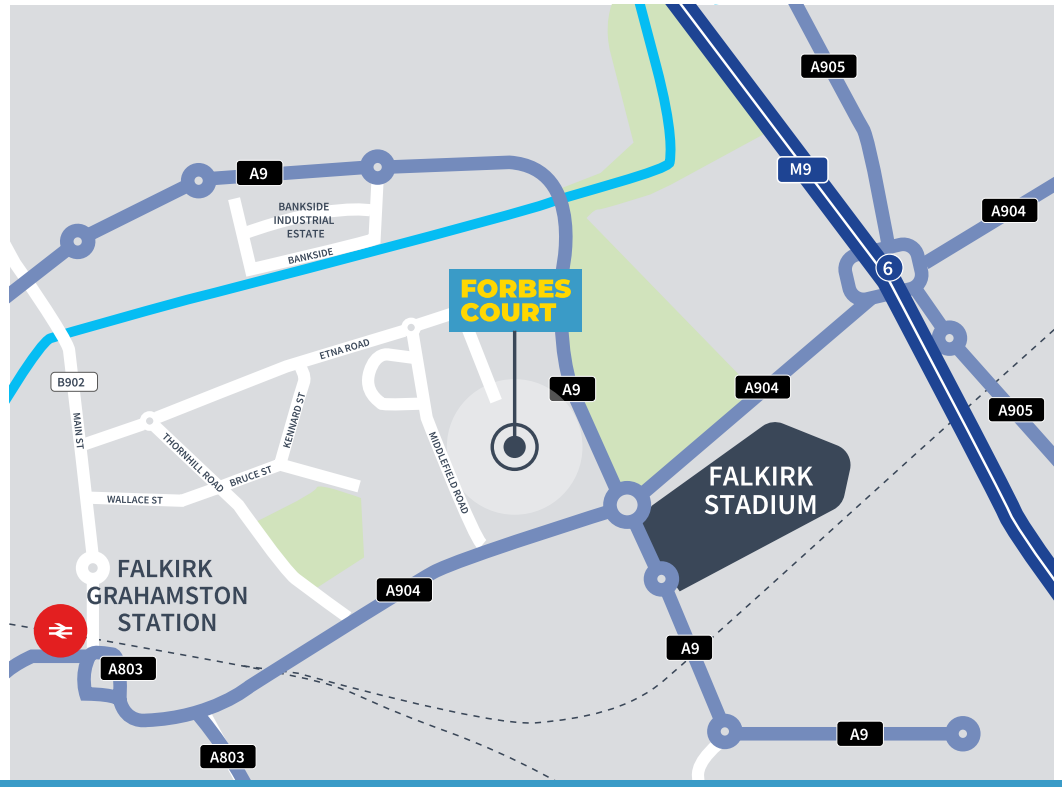
INDICATIVE INTERNAL PHOTOS



INDICATIVE INTERNAL PHOTOS

INDICATIVE PHOTOS





TERMS

The properties are available together or separately on new full repairing and insuring leases for a term to be agreed. The quoting rents are as follows:

Unit 2 - £41,500 per annum

Unit 3 - £41,200 per annum

SERVICE CHARGE

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

VAT

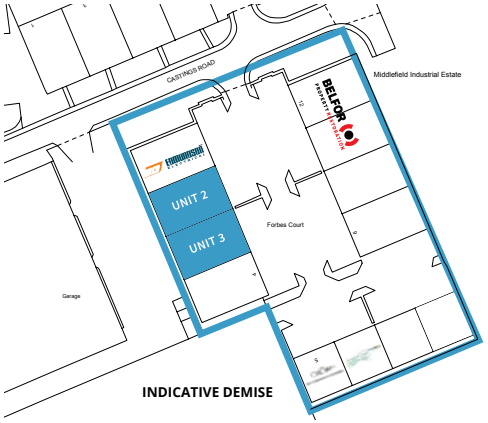
All rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of this lease.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D+. A copy of this certificate is available upon request.



FURTHER INFORMATION AND VIEWING

Please contact the joint letting agents:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: November 2026.

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