PRELIMINARY DETAILS



TO LET

Unit 8
West Mains Industrial Estate
Grangemouth
FK3 8YE

13,108 sq ft (1,218 sq m)

- Standalone industrial premises
- Dedicated yard and parking – site area of 1 acre (0.4 ha.)
- Available February 2027

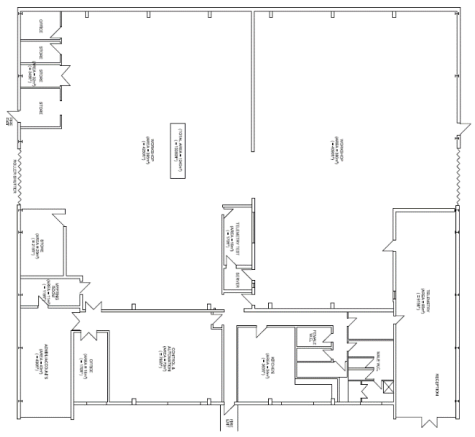
LOCATION

Grangemouth is located just off the M9 Motorway, approximately 20 miles to the north west of Edinburgh and 3 miles to the north east of Falkirk. The town benefits from good road links to the motorway network and as such is a popular location for industrial occupiers looking to serve the central belt and wider Scotland. The subject property is located on West Mains Road in West Mains Industrial Estate which is an established industrial estate located to the west of Grangemouth town centre. West Mains Road is located just off the A904 road linking Grangemouth and Falkirk and in close proximity to Junction 6 of the M9 motorway.

DESCRIPTION

The subjects comprise a modern stand-alone industrial building with dedicated yard and parking, salient points as follows:

- Steel portal frame with concrete block walls to three quarters height and profiled sheet panels above beneath profiled metal clad roof
- Solid concrete floor throughout
- Offices and WCs to front of unit
- Minimum eaves of 5.18m rising to 6.42m
- Gas central heating to offices
- Gas air heating via ducting in warehouse
- 2 x roller doors (4.71m wide x 4.1m high)



Not to scale – indicative only

AREAS

We have calculated the following gross internal area as follows:

	SQ FT	SQ M
Warehouse	9,298	863.81
Offices/kitchen/WCs	3,810	353.94
Total	**13,108**	**1,217.75**
Site Area	**1 acre**	**0.4 ha.**



RATEABLE VALUE

According to Scottish Assessors, the property has a current Rateable Value of £82,500.

QUOTING TERMS

The premises are available on a Full Repairing and Insuring basis for a term to be agreed.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT).

EPC

Rating F. A copy of the EPC certificate can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.





Viewing & Further Information

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