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OLD SCHOOL HOUSE KILSYTH ROAD, LONGCROFT, HAGGS FK4 1HD

TO LET

- INDUSTRIAL UNIT/OFFICE
- LEASE FROM £15,500 PER ANNUM
- 3,437 FT²
- LARGE ROLLER SHUTTER ACCESS
- PRIVATE CAR PARK
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)

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LOCATION

Haggs is a well-established village in the Falkirk council area, strategically located within Scotland's Central Belt. Situated adjacent to the M80 motorway, the village benefits from excellent transport connections, providing easy access to Glasgow, Edinburgh, Stirling and the wider motorway network.

The village serves a strong local residential population and is supported by nearby amenities and services within the surrounding communities. Combining a convenient location with excellent connectivity, Haggs offers an attractive setting for a range of commercial occupiers seeking access to Scotland's key business centres and transport routes.

The subjects are located on the southern side of Kilsyth Road between its junctions with James Street and Hoggan Court.

DESCRIPTION

The subjects comprise a former school of stone construction surmounted by a pitched and slated roof.

Internally the unit provides open plan workshop together with 2 large studios or stores, various office rooms and w.c. The workshop benefits from a roller shutter door with seperate pedestrian access.

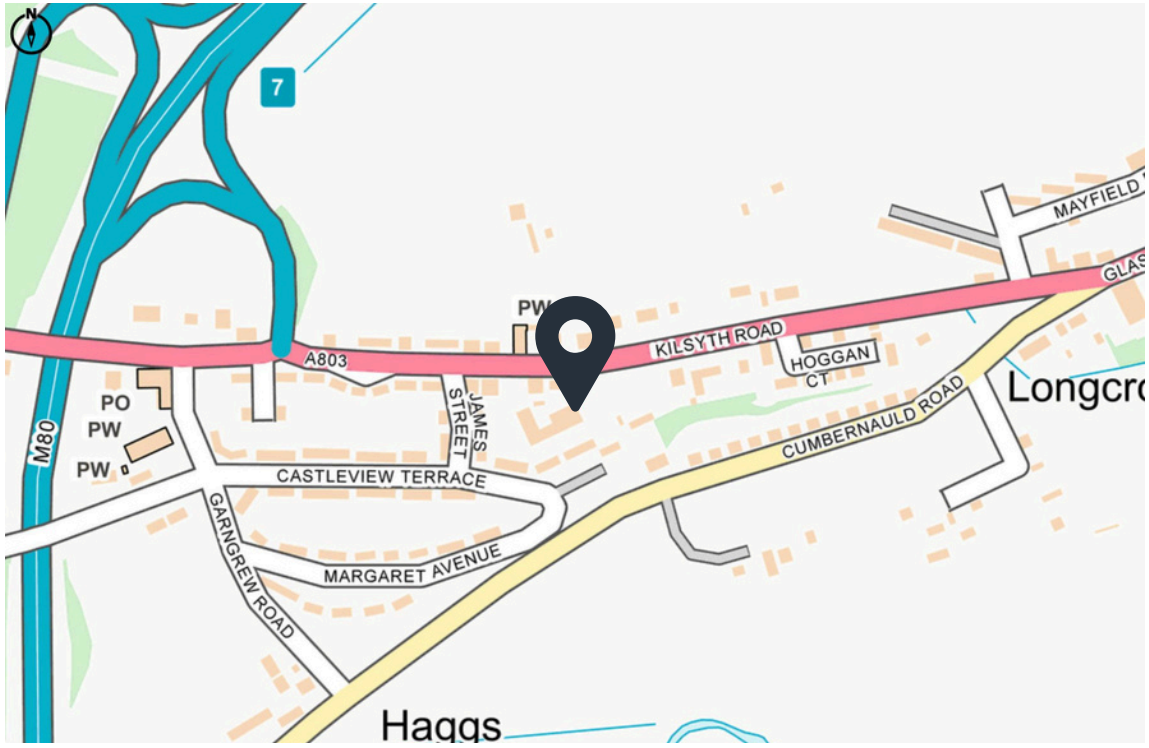
The property benefits from good levels of parking.

A further storage unit extending to 876 sqft is also available by separate negotations.

PROPOSAL

Lease from £15,500 per annum for a new FRI lease.





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FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

319.3m²/3,437ft²

PLANNING

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

RATING

Rateable value £11,800.

EPC

A copy of the EPC will be available upon request.

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 sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

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







DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published August 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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