

FALCONER

PROPERTY CONSULTANTS

UNIT 2, 32 ABBOTS ROAD, FALKIRK FK2 7ZP

TO LET

- LEASE FROM £24,000 PER ANNUM
- 3,281 FT²
- LARGE ROLLER SHUTTER DOOR
- SUITABLE FOR A VARIETY OF USES
- READY FOR IMMEDIATE OCCUPATION
- INCENTIVES AVAILABLE
- GOOD LEVELS OF PARKING

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LOCATION

Falkirk is a large town in the Central Lowlands of Scotland, historically within the county of Stirlingshire. It lies in the Forth Valley, 23.3 miles north-west of Edinburgh and 20.5 miles north-east of Glasgow.

Falkirk is the main town and administrative centre of the Falkirk council area, which has an overall population of 156,800 and inholds the nearby towns of Grangemouth, Bo'ness, Denny, Larbert and Stenhousemuir.

Bankside comprises one of Falkirk's main industrial estates providing a variety of commercial and industrial units with surrounding occupiers including Gap Plant Hire, Data Point and RMP. The estate offers excellent accessibility both to Falkirk Town Centre and to the east and west of the town via the Northern Distributor Road which lies immediately to the north.

The subjects are located on the eastern side of Abbots Road at its junctions with Castle Road within the Bankside Industrial Estate.

DESCRIPTION

The subjects comprise a mid-terraced industrial unit/workshop of Steel portal frame construction with block and profiled sheet walls whilst being surmounted by a pitched roof overlaid in profiled sheeting.

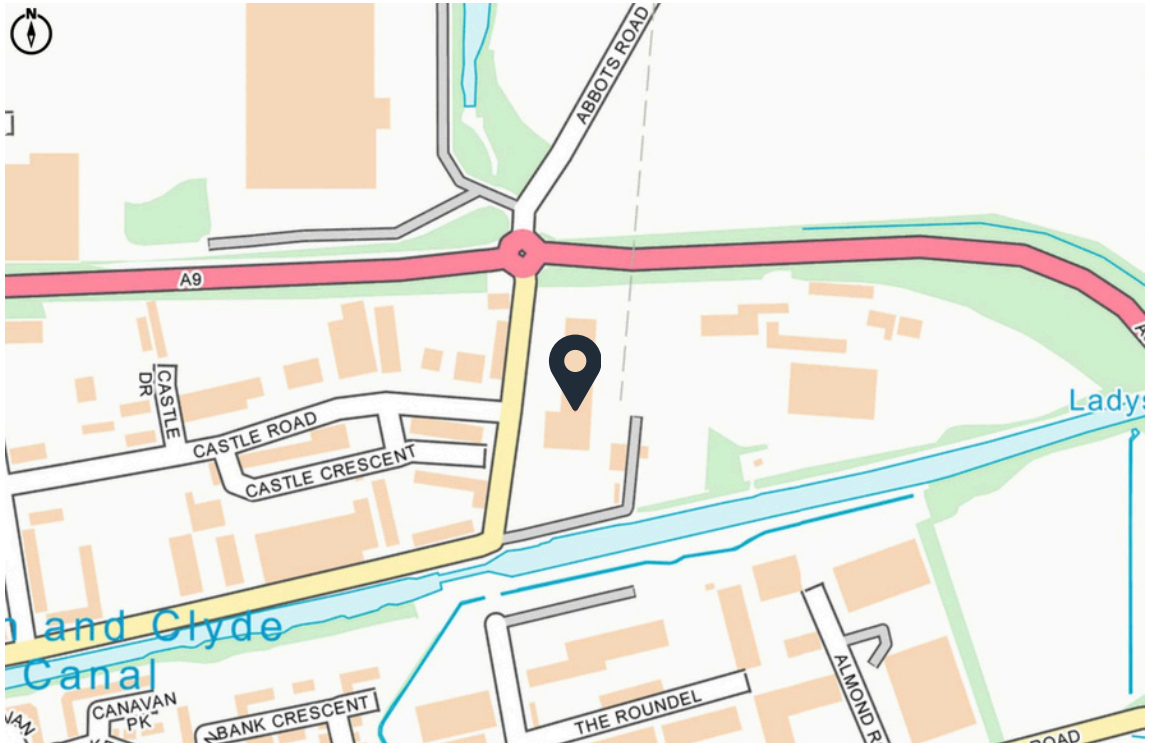
The unit benefits from an open plan workshop area together with a separate office area, tea prep and w.c.

The property benefits from separate pedestrian access and large electric roller shutter door.

PROPOSAL

Lease from £24,000 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 gross internal area (GIA):

304.8m²/3,281ft²

PLANNING

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

RATING

Rateable value £29,000.

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 September 2026.

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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

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