



To Let

Lochlands Industrial Estate offers modern workshop/industrial space.

- Excellent transport links
- LED lighting
- Electric roller shutter door (2.91m (H) x 3.45m (W))
- 3 phase power supply
- Eaves height 2.86m
- On site parking

Unit F, Lochlands Industrial Estate

Larbert, FK5 3NS

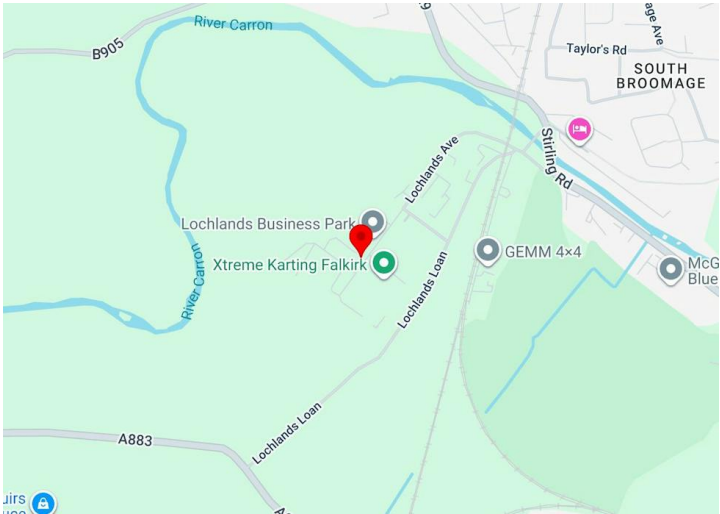
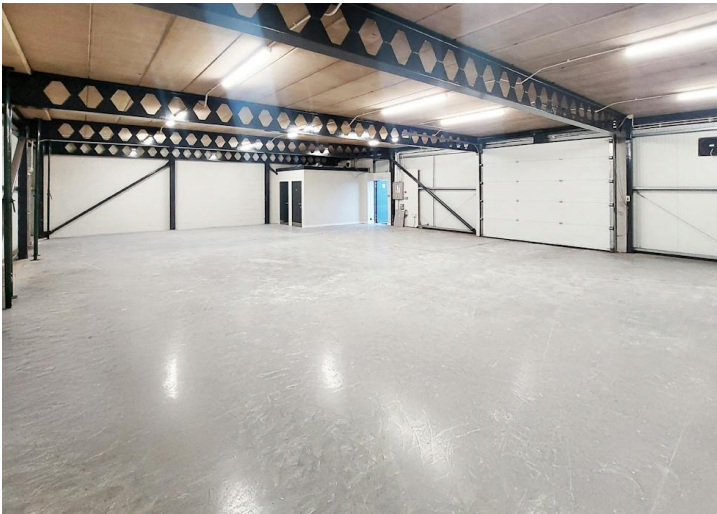
1,885 sq ft

175.12 sq m

Reference: #327320

Unit F, Lochlands Industrial Estate

Larbert, FK5 3NS



Summary

Available Size	1,885 sq ft / 175.12 sq m
Rent	£16,500 per annum
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The property comprises a mid-terraced warehouse / workshop unit of steel portal frame construction, clad predominantly in insulated profile metal sheeting. Vehicular access is taken from the main frontage by means of an electric roller shutter door with a separate pedestrian door.

Internally the subjects provide an open plan warehouse / workshop unit which benefits from LED lighting, 3 phase power supply, concrete flooring and welfare facilities. The workshop provides an internal eaves height of 2.86 metres.

The business park contains an excellent mix of occupiers such as Xtreme Karting, Sulzer and Bidfood.

Location

Lochlands Business Park lies on the outskirts of Larbert town centre and 2 miles north west of Falkirk, within the heart of central Scotland.

The park's location offers excellent accessibility to all Scotland's major cities, via the central Scotland motorway network, with Edinburgh lying some 22 miles to the east and Glasgow 20 miles to the west. In addition, the substantial port facilities of Grangemouth lie within easy reach, as do both Edinburgh and Glasgow airports.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - F	1,885	175.12	Available
Total	1,885	175.12	

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