

To Let

Unit E, Lochlands Industrial Estate offers modern industrial space with office/welfare facilities.

- Excellent transport links
- Secure allocated yard
- Roller sutter door (2.95m (H) x (W)) 4.54m
- On site parking
- 3 phase power supply
- Office
- Eaves from 3.86m up to 4.36m

Unit E, Lochlands Industrial Estate

Larbert, FK5 3NS

5,205 sq ft

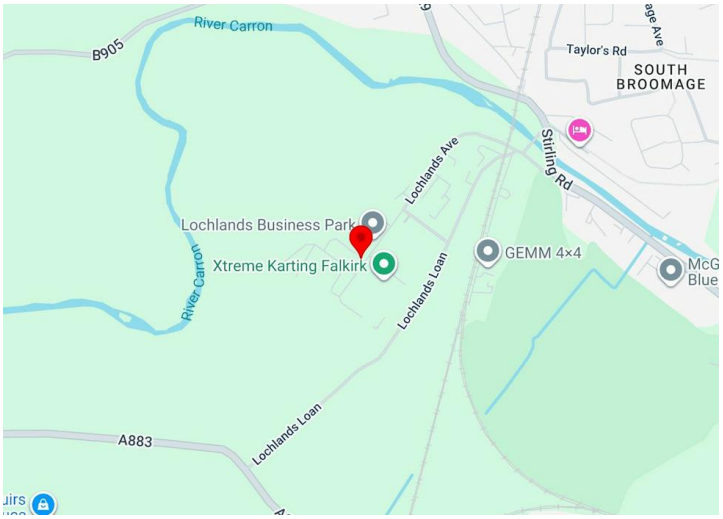
483.56 sq m

Reference: #327338

Unit E, Lochlands Industrial Estate

Larbert, FK5 3NS





Summary

Available Size	5,205 sq ft / 483.56 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The property comprises a detached warehouse unit of steel portal frame construction. Vehicular access is taken via a roller shutter door with a separate pedestrian door.

Internally the subjects provide a warehouse / workshop unit which benefits from 3 phase power supply, concrete flooring and welfare facilities and office.

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

*** Please note that the images are indicative only****

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 - E	5,205	483.56	Available
Total	**5,205**	**483.56**	

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