

# TO LET

PROMINENT TRADE COUNTER/WAREHOUSE PREMISES  
62730 SQ M (6,752 SQ FT)

## PRELIMINARY BROCHURE

UNIT B ETNA ROAD  
MIDDLEFIELD INDUSTRIAL ESTATE  
FALKIRK FK2 9EG

> **LAST REMAINING UNIT** > **TO BE REFURBISHED TO A HIGH STANDARD** > **DEDICATED CAR PARKING**



> INTERNAL IMAGE OF UNIT A2



> INTERNAL IMAGE OF UNIT A1

ON THE INSTRUCTIONS OF

LONDON & CAMBRIDGE  
PROPERTIES

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UNIT A2  
RECENTLY LET TO



## LOCATION

The subject premises are located within the well established Middlefield Industrial Estate which lies on the north east side of Falkirk and benefits from close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway, which in turn connects with Scotland's principal motorway network.

The premises themselves are located on Etna Road which acts as a major thoroughfare connecting Falkirk to Grangemouth.

The surrounding area is predominantly of industrial/trade related occupiers with neighbouring tenants including Toolstation, Screwfix, Tile Giant, Plumb Center, Jewson, Ross Electrical and Howden.

## DESCRIPTION

The property comprises a mid-terraced single storey industrial/trade counter warehouse premises together with designated car parking and yard area.

The premises are of steel portal frame construction with profile clad walls and roof. Internally the property is arranged to provide an open plan trade counter/warehouse space with ancillary office and toilet facilities.

The property benefits from a vehicle access door to the rear of the premises with separate pedestrian access from Etna Road.

FLOOR PLAN TO FOLLOW

Indicative layout

## LANDLORDS WORKS

The premises will shortly benefit from an extensive refurbishment to include the following works;

- > cleaning of the roof and wall cladding
- > overhaul roof lights
- > replacing vehicle access door
- > renewal of tarmacadam surface to the rear of the premises
- > repair and decoration of walls and floor coverings throughout
- > replacing light fittings throughout
- > full decoration
- > replacement of sanitary ware and pipework within the WCs

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

UNIT B	62730 SQ M	6,752 SQ FT
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## TERMS

The premises are available on a new full repairing and insuring basis for a term to be agreed. More information on the quoting rents are available on request.

## RATEABLE VALUE

In the usual way it will be the ingoing tenant's responsibility for paying the rates liability. We have been advised by the Local Authority that the premises have a current rateable value of £23,250.

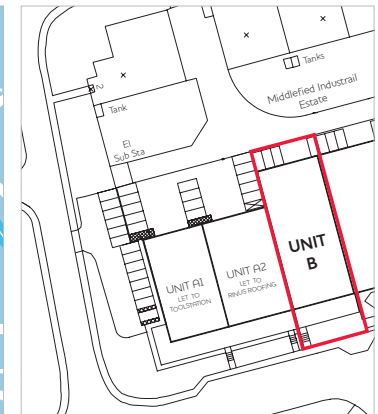
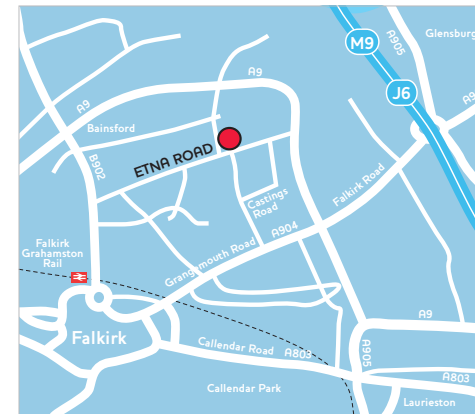
## SERVICE CHARGE

A small service charge for the common maintenance and management of the estate will apply. Further information on this costing is available on request.

## ENERGY PERFORMANCE CERTIFICATE

A copy of this certificate is available on request.

## VIEWING AND FURTHER INFORMATION



**Ryden.co.uk**  
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**DM HALL**  
CHARTERED SURVEYORS

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