18 Burnbank Road, , FK2 7PE

£20,500 Per Annum

Suitable for a variety of uses, Open Plan Accommodation, Office Accommodation

Property Description:

To Let

18a Burnbank Road

Falkirk

FK2 7PE

- **• Well established commercial area.**
- **• Central location with excellent transport links.**
- **• Ready for immediate occupation.**
- **• Incentives offered**
- **• £20,500 per annum**

LOCATION

Falkirk is a town in Central Scotland having a population of 32,000 and lying at the junction of the Forth and Clyde Canal and Union Canal. Falkirk has an equally high reputation nowadays for its new residential, retail, heritage and leisure developments and it has gained much popularity as a place to live, work and visit. The historic town of Falkirk serves as a thriving administrative, shopping and service centre, with shopping malls, the country's largest fully pedestrianised high street and attractive "off-High Street" locations.

The subjects are located on Burnbank Road which forms a road linking directly to Main Street which is a main arterial route into Falkirk. The subjects are well located for their current use.

DESCRIPTION

The subjects comprise a mid terraced industrial property of steel portal frame construction with roller shutter door and pedestrian access. The accommodation in general is open planned in nature.

INSERT MAP!!

FLOOR AREAs

From sizes taken from our measurements and in accordance with the RICS Code of Measuring Practice (6th Edition) we have estimated the property to extend to the following approximate gross internal floor area:-

765.05m^2/8,235 sq ft

PROPOSAL

£20,500 per annum for the full building

We are able to offer a range of incentives subject to lease duration. Separate rates available subject to required size of floor plate.

We would encourage interested parties to meet with us on site to discuss our highly flexible options.

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RATING

Interested parties should contact Falkirk Council Assessors Department for further advice on rateable values for the subject properties.

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

VAT

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

VIEWING & FURTHER INFORMATION

Strictly by appointment through the Sole Agent

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