



**M** Multipark FORBES COURT

**TO LET** Industrial/Warehouse Unit  
5,242 sq.ft (487 sq.m)

Unit 10, Forbes Court, Middlefield Industrial Estate, Falkirk, Stirlingshire, FK2 9HQ

- Refurbished to a high standard
- Available immediately
- Benefits from offices over 2 floors
- Suitable for a variety of uses

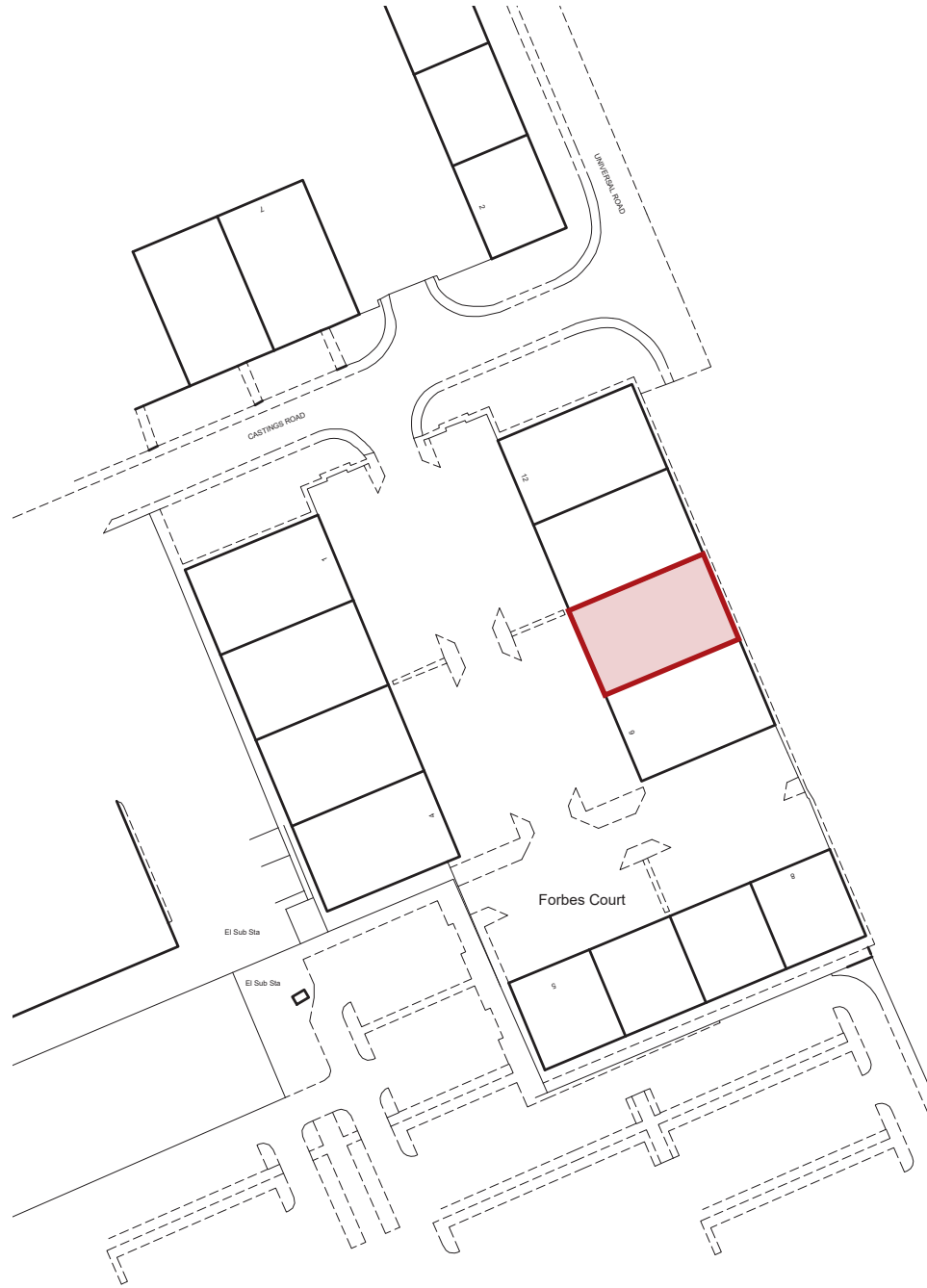
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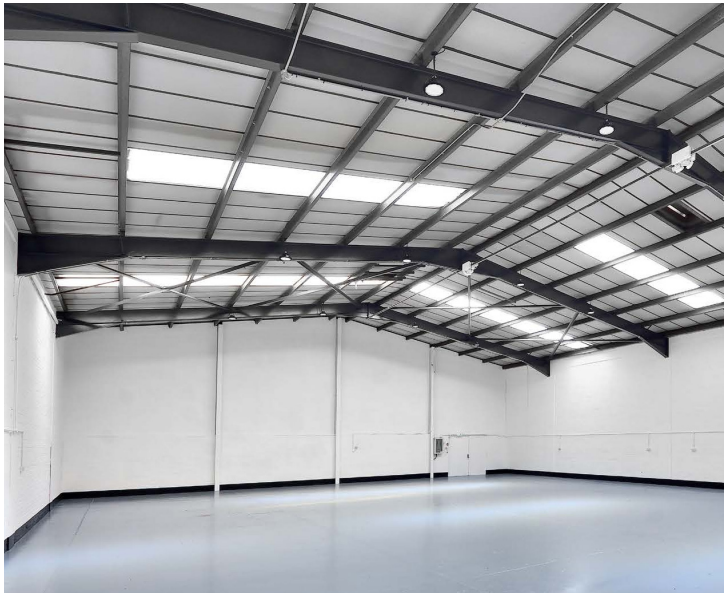


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Areas (Approx. Gross Internal)

Total	5,242 sq.ft	(487 sq.m)
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## Description

The property comprises a mid terraced industrial unit of steel frame construction with insulated cladding under a pitched and clad roof. Internally the property provides open industrial /workshop space with a minimum eaves height of 4.8 metres along with 2 storey offices and staff welfare facilities to the front elevation. The high quality refurbishment has recently been completed.

- Office/Trade Counter
- Yard & Parking
- Electric roller shutter door
- Translucent roof panels
- LED lighting
- 3 Phase electricity
- Gas supply
- Toilet facilities

Rent  
POA

## Buisness Rates

Rateable Value £31,750. Rates Payable £15,800 per annum.

## Service Charge & Insurance

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

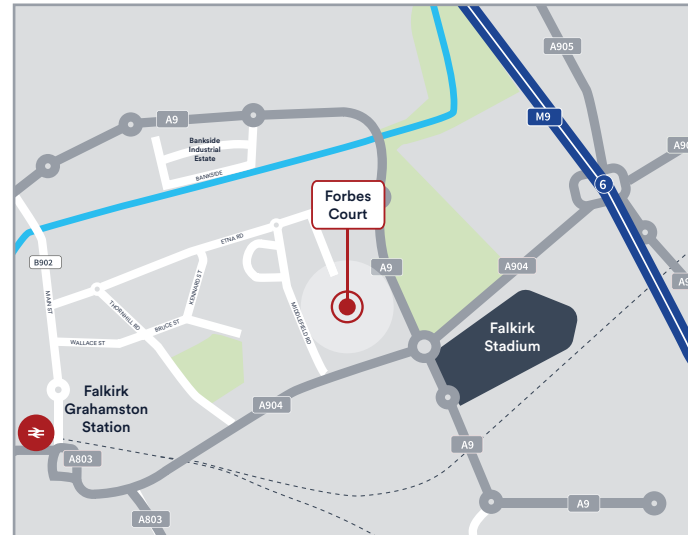
The property has an EPC Rating of D+. Further information available upon request.

## Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



## Location - FK2 9HQ

The subject premises are located on the north east side of Falkirk lying within close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway.

This location is an attractive trade counter location with neighbouring occupiers including City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham, B&Q and Edmundson Electrical.



## Viewing

Strictly via prior appointment with the appointed agents

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0131 225 6612

Cameron Whyte  
07789 003 148  
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