

# TO LET / FOR SALE

A9 ESTATE  
LAMMERMOOR AVENUE  
ABBOTSFORD BUSINESS PARK  
FALKIRK  
FK2 7YZ



COMPLETING Q4 2023

New Industrial / Modern Business Premises

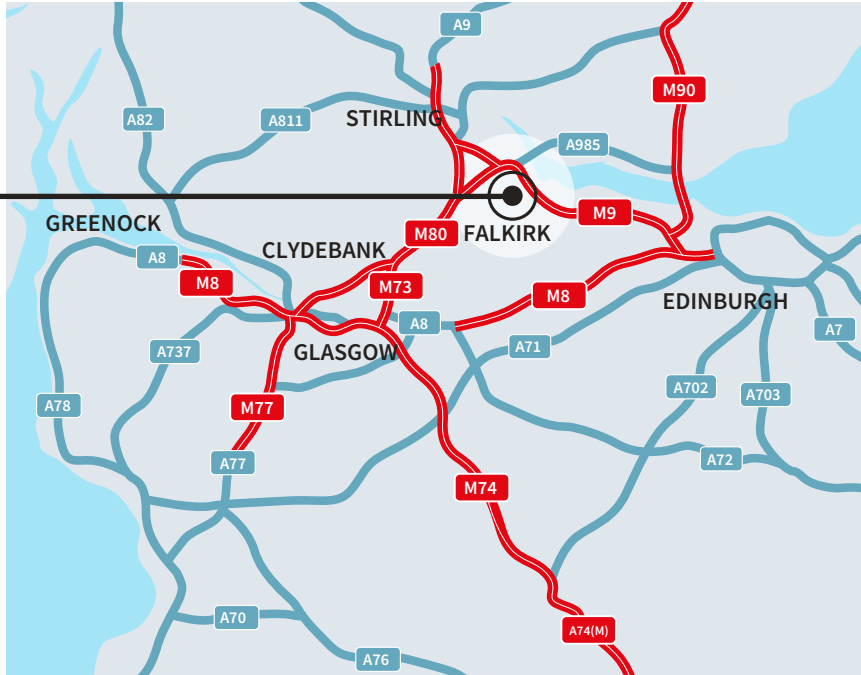
Units from 1,065 sq ft - 27,442 sq ft

Potential for 100% rates relief

Well established business location







## LOCATION

Falkirk is strategically located within Scotland's central belt situated half way between Edinburgh and Glasgow. The town is 23.3 miles north-west of Edinburgh and 20.5 miles north-east of Glasgow.

Falkirk benefits from excellent connectivity with Junctions 5 & 6 of the M9 Motorway both located to the East of the town. In addition there are 2 train stations in Falkirk and multiple bus stations.

Abbotsford Business Park is a new industrial estate situated in the north of the town. The estate is accessed from the A9, just north of Bankside and Middlefield Industrial Estates.

Nearby occupiers include Asda, Veolia, Whyte & Mackay, WH Malcolm, City Plumbing, Screwfix, Toolstation, Eurocell, B&Q, Dingbro, Jewson and Wolseley.







- POTENTIAL FOR 100% RATES RELIEF
- MODERN SPECIFICATION
- ELECTRIC VEHICLE CHARGING POINTS

- WIDE RANGE OF UNIT SIZES AVAILABLE
- SUITABLE FOR A VARIETY OF END USES
- AMPLE YARD AND CAR PARKING







## DESCRIPTION

The premises will comprise 2 new terraces of modern industrial/business units with shared yard and parking facilities. Each unit will benefit from the following specification:

- Steel frame construction
- Translucent roof panels
- Front elevation glazing
- Minimum eaves height of 6M rising to 6.5M
- Electric up and over roller shutter doors
- LED lighting
- WC Facilities
- 3 phase power supply
- EV Charging Points

## ACCOMMODATION

	SQ M	SQ FT
Unit 1	180	1,938
Unit 2	116	1,248
Unit 3	116	1,248
Unit 4	116	1,248
Unit 5	202	2,185
Unit 6	202	2,185
Unit 7	202	2,185
Unit 8	98	1,065
Unit 9	98	1,065
Unit 10	202	2,185
Unit 11	202	2,185
Unit 12	202	2,185
Unit 13	202	2,185
Unit 14	202	2,185
Unit 15	98	1,065
Unit 16	98	1,065
	<b>2,548</b>	<b>27,442</b>

## AVAILABILITY

For the latest update on availability and timescales please contact the letting agents.

## BUSINESS RATES

100% relief on rates payable may be available via the Small Business Rates Relief Scheme and interested parties are advised to make their own enquiries with the Scottish Assessors Association.

## VAT

All rents will be subject to VAT.

## TERMS

Each unit will be available on a new Internal Repairing & Insuring basis for a term to be agreed. Further information on lease terms is available from the joint letting agents.

Our client would also consider selling and is open to single unit, whole terrace or whole building sales. They would also consider building the premises to a purchaser's bespoke requirements.

## ENERGY PERFORMANCE CERTIFICATE

Available on completion of the development.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents:

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