

# FOR SALE

A9 ESTATE  
LAMMERMOOR AVENUE  
ABBOTSFORD BUSINESS PARK  
FALKIRK  
FK2 7YZ



## LAST 3 UNITS REMAINING

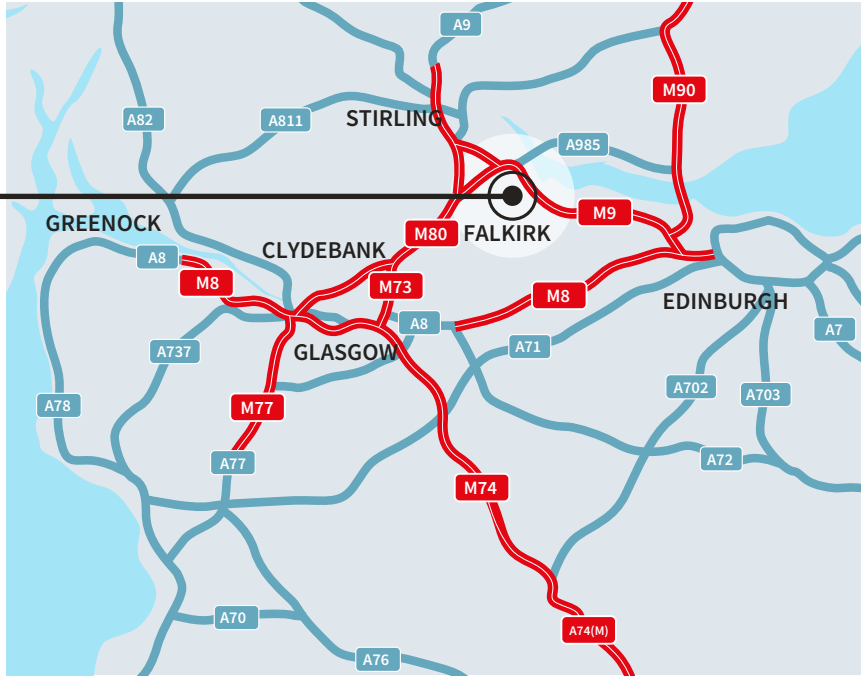
New Industrial / Modern Business Premises

Units from 2,185 - 6,555 sq ft

Completing March 2025

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, White & Mackay, WH Malcom, 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 (Under Offer)	180	1,938
Unit 2 (Under Offer)	116	1,248
Unit 3 (Under Offer)	116	1,248
Unit 4 (Under Offer)	116	1,248
Unit 5 (Under Offer)	202	2,185
Unit 6 (Under Offer)	202	2,185
Unit 7	202	2,185
Unit 8 (Under Offer)	98	1,065
Unit 9 (Under Offer)	98	1,065
Unit 10 (Under Offer)	202	2,185
Unit 11 (Under Offer)	202	2,185
Unit 12 (Under Offer)	202	2,185
Unit 13	202	2,185
Unit 14	202	2,185
Unit 15 (Under Offer)	98	1,065
Unit 16 (Under Offer)	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

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

VAT will be payable on the purchase price.

## TIMINGS

The estate is currently under construction with completion expected in March 2025.

## 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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