

INDUSTRIAL

TO LET

UNIT 1-3, MCCAFFERTY WAY,
DALGRAIN INDUSTRIAL ESTATE,
GRANGEMOUTH
FK3 8EB

- Fully fitted industrial spray booth facility
- Generous concrete yardage
- Front and back roller shutter access
- Excellent motorway access
- 938.94 sq.m. (10,106 sq.ft.)



LOCATION:

The subjects are situated on the western side of Earls Road (A904), lying within an established industrial/commercial area.

The sites location provides the subjects with excellent access to the M9 via Junctions 5 & 6 with the surrounding area having become a popular location for a variety of both national and local operators including Jewson, International timber, Jarvie Plant Group, Syngenta and Falkirk Council.

Grangemouth itself comprises an established town within Central Scotland lying on the southern banks of the River Forth astride the A904 road route, approximately 3 miles east of Falkirk and some 20 miles west of Edinburgh.

The town is home to one of the country's and indeed Europe's largest petrol chemical facilities as well as benefiting from a substantial port complex, each of which provides significant employment for the surrounding area.

The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise a industrial building which is of steel frame construction having a block dado wall with profile metal sheeting over. The roof is of a pitched design clad in profile metal sheeting.

The property benefits from a generous fully surfaced yard which is enclosed by security fencing and is shared by the adjoining occupiers.

The subject's layout has been designed to provide front and rear roller doors to allow for excellent flexibility. Internally the subjects provide a main workshop/storage area together with office and toilet facilities.

The premises are fitted out as an industrial spray booth facility, incorporating 2 Spraybake booths which are 5.4m x 18.45m, with each capable of sub-division into 2 component sections.

The subjects provide internal eaves height of 5.50 meters with a clear apex height of 8.75m. Artificial lighting is by means of sodium fitments and high level gas fired ambient radiators are also provided.

ACCOMMODATION:

We calculate that the subjects provide a Gross Internal Area of:-

938.94 sq.m. (10,106 sq.ft.)

RATEABLE VALUE:

Having regard to the Scottish Assessor's Association website we note that the subjects are entered in the current Valuation Roll at Rateable Value £58,000.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £55,000 per annum exclusive are sought.

OFFERS:

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP
Unit 6A, The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321 Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk
rachel.mccall@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

VAT:

All figures quoted are exclusive of any VAT which may be chargeable.

ENTRY:

By agreement.

EPC:

A copy of the EPC can be made available upon request.

VIEWING:

Strictly by appointment through the sole letting agents.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

Date of publication: August 2020

File Ref: ESA 2217

**IMPORTANT NOTE**

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