

TO LET

INDUSTRIAL UNITS

209 GLASGOW ROAD, LONGCROFT, FK4 1QQ



UNIT 3



UNIT 5



UNIT 9 & 9A

- Variety of different sized industrial units
- Popular office / industrial estate
- Short distance from Junction 4 of M80 motorway
- Flexible terms
- Suit a variety of uses

– Current availability:-

UNIT	USE	SIZE SQ M	SIZE SQ FT
Unit 3	Workshop	93.55	1,007
Unit 5	Workshop	103.01	1,108
Unit 9	Warehouse	571.09	6,144
Unit 9A	Showroom	192.50	2,071

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David Allison & Company
Chartered Surveyors

LOCATION

The subjects occupy a convenient location at the rear of Longcroft Trading Estate just off Glasgow Road (A803).

Glasgow Road provides the main thoroughfare through the village of Longcroft which is situated between Falkirk and Cumbernauld with easy access to the M80 motorway via Junction 4 for commuting to Glasgow, Stirling and Edinburgh.

The location plan below shows the approximate location of the subjects.

DESCRIPTION / ACCOMMODATION

The subjects comprise a variety of brick built warehouse/workshop units which can be summarised as:-

Unit 3

A small workshop/store in a range of single storey units of similar size. The unit offers clear space with a small toilet to the rear.

Unit 5

This unit is located within the same range as Unit 3 and offers clear workshop/storage space with a small toilet to the rear.

Unit 9

This unit provides a large warehouse, mainly open space with some internal offices/stores with mezzanine storage above. Minimum eaves height 4.75m (16').

Unit 9A

This property interconnects with Unit 9 and provides a mixture of bright open plan space, offices, kitchen, toilets and individual storage rooms and benefits from gas central heating.

RATING ASSESSMENT

The subjects are entered in the valuation under separate assessments as follows:-

- Unit 3 Rateable Value £4,500
- Unit 5 Rateable Value £4,500
- Unit 9 Rateable Value £13,500
- Unit 9A Rateable Value £7,400

Any in-going tenant may qualify for Small Business Bonus Relief resulting in no rates being payable – further enquiries and applications to the Local Authority.

RENTAL/LEASE TERMS

The subjects are offered for lease on flexible lease terms. We are seeking the undernoted rentals:-

- Unit 3 £5,500
- Unit 5 £5,500
- Unit 9 £18,000
- Unit 9A £8,000

VAT

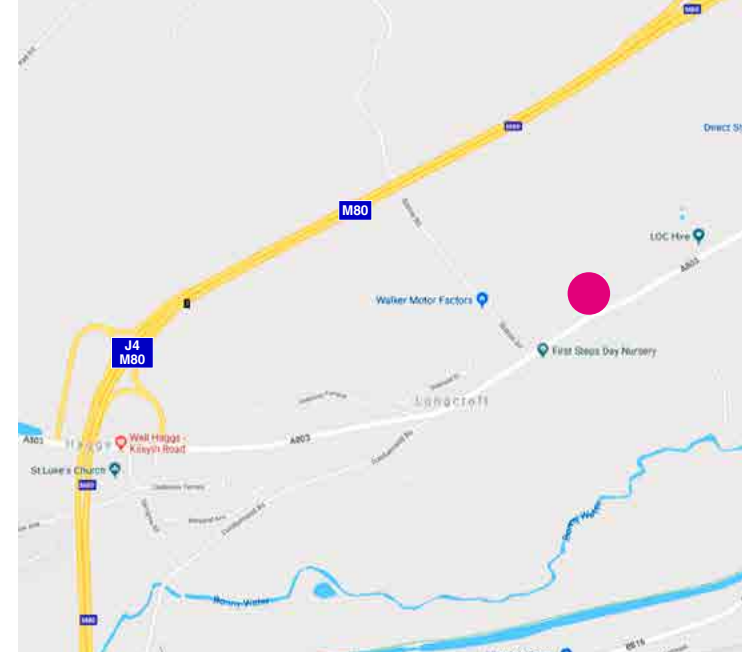
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs to be incurred in any transaction.

EPC

Available on request.



VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison & Co Chartered Surveyors

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UNIT 3 : INTERNAL



UNIT 5 : INTERNAL



UNIT 9 : INTERNAL



UNIT 9A : INTERNAL

