

TO LET

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David Allison & Company
Chartered Surveyors



SECURE YARD AREA

209 GLASGOW ROAD, LONGCROFT, FK4 1QQ

- Rectangular shaped secure yard
- Part surfaced
- **0.29 acres (0.12 hectares)** approx.
- Secure palisade fencing with double leaf gates
- 24-hour access
- Offers to rent in the region of **£10,000** per annum

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects occupy a convenient location at the rear of Longcroft Trade Centre on Glasgow Road.

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 opposite shows the approximate location of the subjects.

GENERAL DESCRIPTION/ ACCOMMODATION

The subjects comprise a level rectangular shaped, part-surfaced yard secured by palisade fencing and extending to **0.29 acres (0.12 hectares)** approx.

The subjects offer space for storage facilities. We believe power is led into the site. Vehicular access is via double leaf metal gates.

The site plan opposite shows the approximate shape and site boundaries.

RATING ASSESSMENT

The subjects are currently shown in Valuation Roll as follows:

— Rateable Value: **£4,500**

Based on the current Rateable Value, an incoming tenant may qualify for 100% rates relief.

RENTAL/LEASE TERMS

The yard is available to lease for a minimum period of 3 years at rental offers in the region of **£10,000** per annum.

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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.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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