

TO LET

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David Allison & Company
Chartered Surveyors



OFFICES/SHOWROOM

UNIT 9A, LONGCROFT TRADING ESTATE, 209 GLASGOW ROAD, FK4 1QY

- Offices/Showroom
- Gross Internal Area: **1,983 sq ft (184.30 sq m)**
- Popular office / industrial estate
- Short distance from Junction 4 of M80 motorway
- Suit a variety of uses
- Rental offers in excess of **£12,000** per annum

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www.dallisonandco.co.uk

LOCATION

The subjects form part of the Longcroft Trading Estate accessed from Glasgow Road (A803) and in the mixed use residential/commercial community of Longcroft, which lies between Kilsyth and Bonnybridge within a short distance of Junction 4 of the M80 motorway.

The location plan shows the approximate situation of the subjects, for information purposes only. Also attached is a plan of the estate showing the specific location of the subjects.

DESCRIPTION & ACCOMMODATION

The subjects comprise office/showroom accommodation contained within a single storey brick building with shared car parking.

The current layout of the accommodation provides a front office/reception together with a variety of separate rooms, kitchen and toilets.

FLOOR AREA

We calculate the Gross Internal Floor Area in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 184.30 sq m (1,983 sq ft).

RATING ASSESSMENT

The subjects are shown in the Valuation Roll with a Rateable Value of £8,300. The proposed Rateable Value under the 2026 Revaluation is £11,900.

At this level of value any incoming tenant may qualify for 100% rates relief under the Small Business Bonus Relief Scheme – enquiries and application to the Local Authority.

RENTAL/LEASE TERMS

We are instructed to seek offers to lease in excess of £12,000 per annum for a new full repairing and insuring lease for a term to be agreed.

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

The properties have been assessed for energy performance and currently have a 'D' rating.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed and requested at the relevant time.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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Regulated by RICS



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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