

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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 RICS®  
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## 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:

### David Allison & Co

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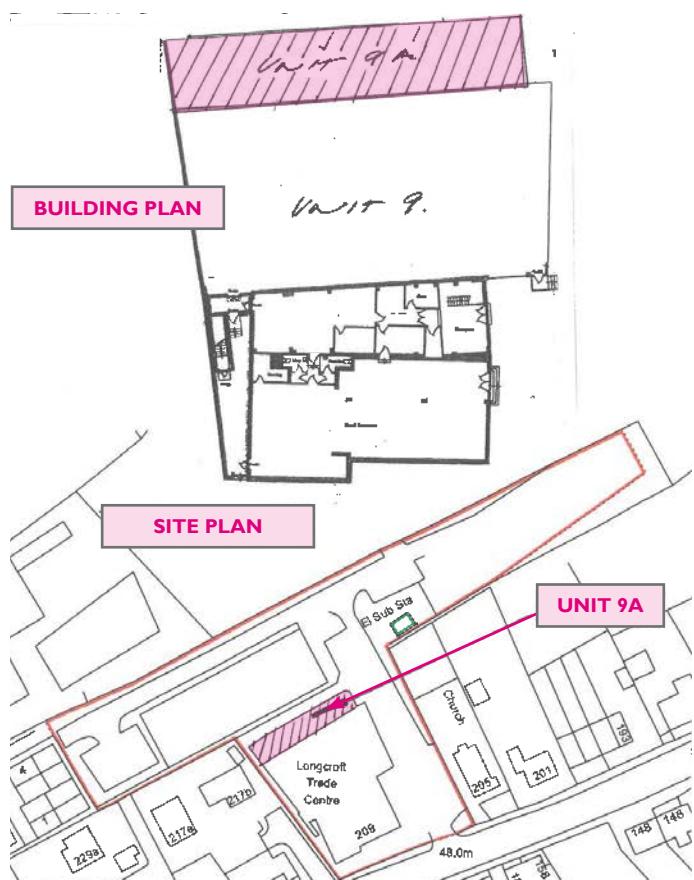
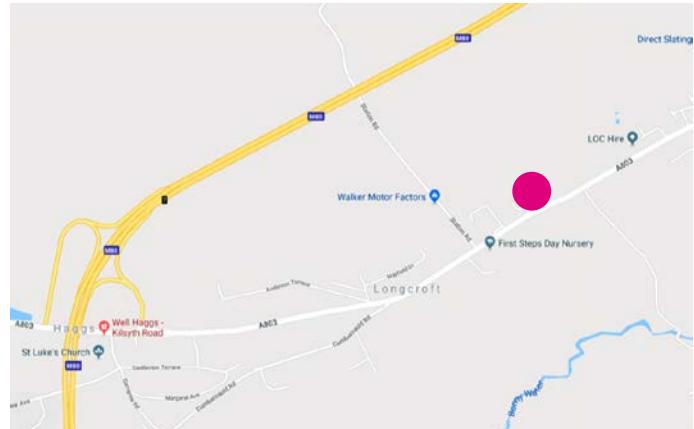
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