

TO LET

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David Allison & Company
Chartered Surveyors



WAREHOUSE/WORKSHOP

UNIT 9, 209 GLASGOW ROAD, LONGCROFT TRADE CENTRE, BONNYBRIDGE, FK4 1QY

- Self-contained warehouse/workshop unit
- Gross Internal Area: **6,144 sq ft (571 sq m)**
- Close proximity to Junction 4 of the M80 motorway
- Roof recently overclad
- Internal eaves height of **4.5m**
- Rental offers in excess of **£24,000** per annum

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The subjects are situated in the village of Longcroft conveniently situated on the A803 within short driving distance of Junction 4 of the M80 some 6 miles west of Falkirk.

The street plan opposite shows the approximate location of the subjects, for information purposes only.

DESCRIPTION & ACCOMMODATION

The subjects comprise a single storey brick-built warehouse/workshop unit within a popular and established industrial estate.

Access to the unit is via a vehicular-sized roller shutter door. The roof has been completely overclad in recent years.

Internally the accommodation provides a main warehouse/workshop space with clear working area, office and toilet facilities.

The subjects offer an internal eaves height of **4.5m**.

FLOOR AREA

We calculate the Gross Internal Floor Area in accordance with the RICS Code of Measuring Practice 6th Edition) to be approximately **571 sq m (6,144 sq ft)**.

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Rateable Value of **£15,000**.

At this level of value any incoming tenant may qualify for 25% 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 **£24,000** per annum for a new full repairing and insuring lease for a minimum 3-5 year term.

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

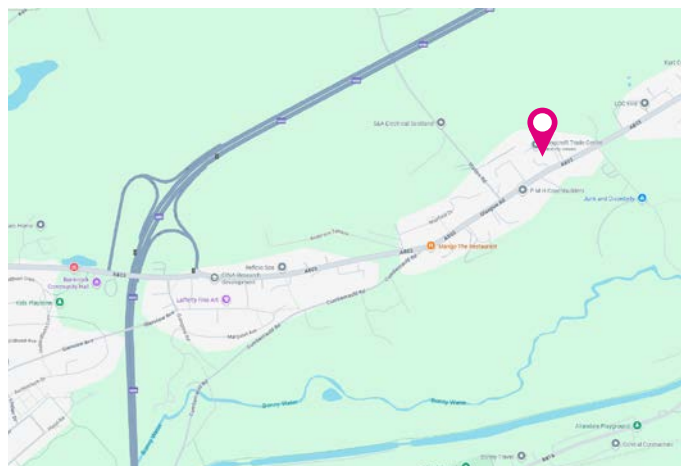
Available on request.

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.

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VIEWING/FURTHER INFORMATION

Strictly through the agents:

David Allison

David Allison & Co

Suite 2.30, 135 Buchanan Street

Glasgow, G1 2JA

Tel: 0141 375 1555

Email: david@dallisonandco.co.uk

www.dallisonandco.co.uk

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