

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**Unit 9 Castings Court, Middlefield Industrial Estate,
Falkirk FK2 9HQ**



- **Well Located Industrial Unit Within an Established Estate**
- **Large Shared Yard Space and Good HGV Access**
- **High Quality Office Element and Mezzanine**
- **4,749 sq ft (441 sq m) - Excluding Mezzanine**

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LOCATION

The unit is located within the established and popular Middlefield Industrial Estate to the north eastern side of Falkirk and to the west of Grangemouth.

The estate is well positioned with good access via the A904 and A9 and is within easy reach of Edinburgh and Glasgow. Junction 6 of the M9 Motorway is situated a short distance to the east which in turn provides access to the M876.

The estate is also convenient for access to basic amenities, e.g. shops, bus service etc.

DESCRIPTION

The development comprises of a number of light industrial/warehouse units of steel portal frame with brick and profiled metal clad construction. Unit 9 measures approximately 4,749 sq ft and has a steel roller shutter door together with separate pedestrian door access along with WC's and a large, high quality office element. There is also a mezzanine level across half of the unit.

Castings Court has a mixture of national and local covenants and is a very popular industrial park. The site has had several improvements recently, most notably the new curtilage fencing and entrance gates.

There is plenty of parking available on site and there is good access for HGV's and other vehicles.

ACCOMMODATION

(All gross areas are approximate)

Unit 9 Total 4,749 sq ft 441 sq m



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£21,500 per annum exclusive.

VAT

VAT will NOT be payable.

RATING

The current Rateable Value is £26,750. Interested parties are advised to speak to relevant local authority.

ENERGY PERFORMANCE CERTIFICATE

A full EPC certificate is available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
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