

# TO LET

## Industrial Unit To Let

Not VAT Elected

Flexible Layout

Great Transport Links

Rear Secure Yard

Suitable For A Variety Of Uses (Subject  
To Planning)

GIA:- 561.24 SqM (6,041 SqFt)

**Rent: £25,000 Per Annum**



[Click Here To See Location](#)



## SCOTIA PLACE, FALKIRK FK2 7AJ

**CONTACT:** Alasdair McConnell MA (Hons) MRICS | [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk) | 01786 450438 – 07393 803 404 | [shepherd.co.uk](http://shepherd.co.uk)

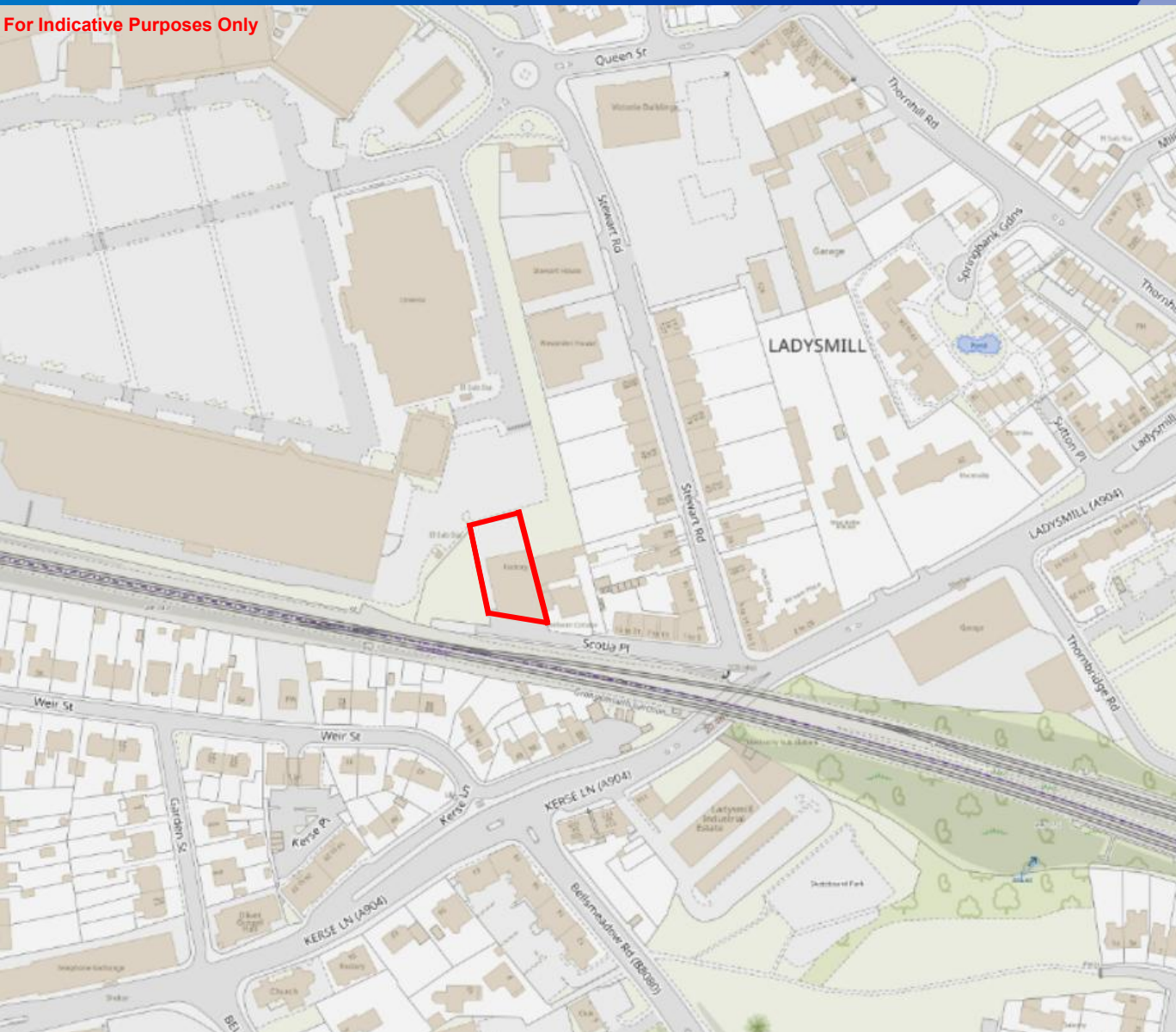




# Location

SCOTIA PLACE, FALKIRK FK2 7AJ

For Indicative Purposes Only



## LOCATION

Falkirk is a key town in Scotland's Central Belt, located approximately 24 miles northeast of Glasgow and 26 miles west of Edinburgh. The town benefits from excellent transport links, with the M80 and M9 motorways in close proximity, ensuring convenient access to the rest of the country. As the administrative centre for Falkirk District, the town provides a wide range of retail, leisure, and local government facilities. It has a population of nearly 40,000, with a wider catchment area of approximately 160,500 people within the Falkirk Council region.

The property is situated towards the western end of Scotia Place, just off Stewart Road and Kerse Lane (A904), on the eastern edge of Falkirk town centre. It is positioned immediately behind Falkirk's Central Retail Park, an area that primarily consists of residential properties. This strategic location offers excellent accessibility and proximity to key amenities, making it a desirable setting for various business and commercial uses.

Industrial Unit To Let



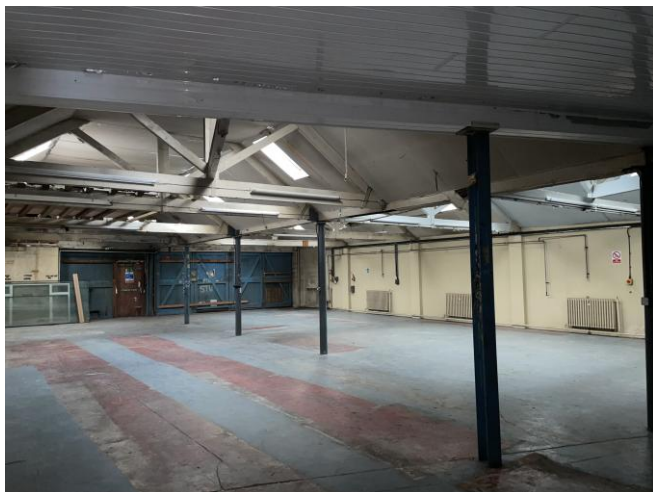
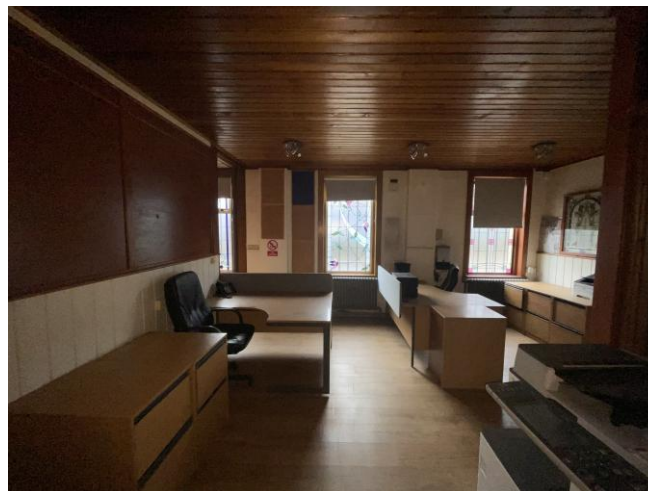
FIND ON GOOGLE MAPS





# Description

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## DESCRIPTION

The property consists of a traditional workshop and office space, situated on a site of approximately 0.27 acres. It is a detached building, primarily constructed of rendered brick, with sections clad in profile metal sheeting. The roof is multi-pitched and finished with profile metal sheeting.

Pedestrian access is available from the front of the building, while vehicular access is provided at the rear via a roller entrance door.

Internally, the layout includes office and ancillary areas at the front, with workshop space positioned towards the rear. The property benefits from a gas-fired central heating system, with a main eaves height of 2.7m and a loading area eaves height of 3.3m.



## ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	561.24	6,041
TOTAL	561.24	6,041

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENT

Our client is seeking offers of £25,000 per annum.

## RATEABLE VALUE

The subjects are currently entered in the current valuation roll at £18,400. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

The rate of poundage for 2024/2025 is 49.8p to the pound.

## PLANNING

We understand that the property has planning consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## VAT

We understand the property is not elected for VAT. All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer Of Funds (Information On The Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.



## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**

Alasdair McConnell MA (Hons) MRICS  
E: [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk)  
M: 07393 803 404  
T: 01786 450438

### Shepherd Chartered Surveyors

1<sup>st</sup> Floor, 11 Gladstone Place, Stirling  
FK8 2NN



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