

Lochlands Industrial Estate

Larbert FK5 3NS

Warehouse | 1,885 - 7,090 ft²



Excellent transport links



Eaves height 2.86m



LED lighting



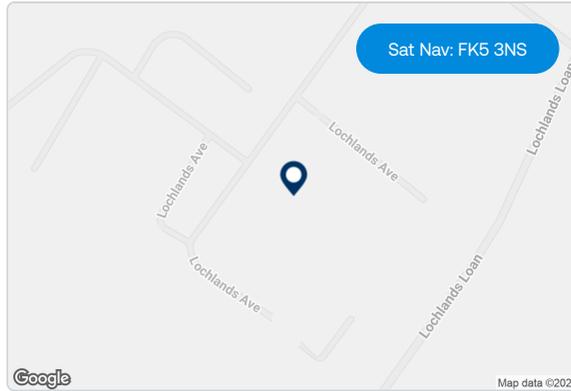
Electric roller shutter



EPC rating B

Available to Let





Description

The property comprises a mid-terraced warehouse / workshop unit of steel portal frame construction, clad predominantly in insulated profile metal sheeting. Vehicular access is taken from the main frontage by means of an electric roller shutter door with a separate pedestrian door. Internally the subjects provide an open plan warehouse / workshop unit which benefits from LED lighting, 3 phase power supply, concrete flooring and welfare facilities. The workshop provides an internal eaves height of 2.86 metres. The business park contains an excellent mix of occupiers such as Xtreme Karting, Sulzer and Bidfood.

Location

Lochlands Business Park lies on the outskirts of Larbert town centre and 2 miles north west of Falkirk, within the heart of central Scotland. The park's location offers excellent accessibility to all Scotland's major cities, via the central Scotland motorway network, with Edinburgh lying some 22 miles to the east and Glasgow 20 miles to the west. In addition, the substantial port facilities of Grangemouth lie within easy reach, as do both Edinburgh and Glasgow airports.

Further information

EPC
Unit F : B
Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
F	Warehouse	1,885	Immediately	1,375
E	Warehouse	5,205	Immediately	1,375
Total		7,090		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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