

Lochlands Industrial Estate

Larbert FK5 3NS

Warehouse | 1,885 – 7,090 ft²



Excellent transport links



Eaves height 2.86m



LED lighting



Electric roller shutter

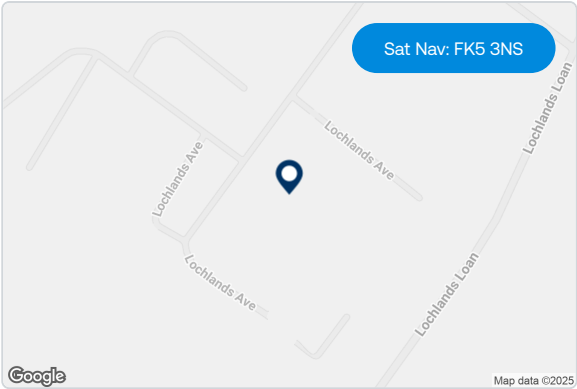
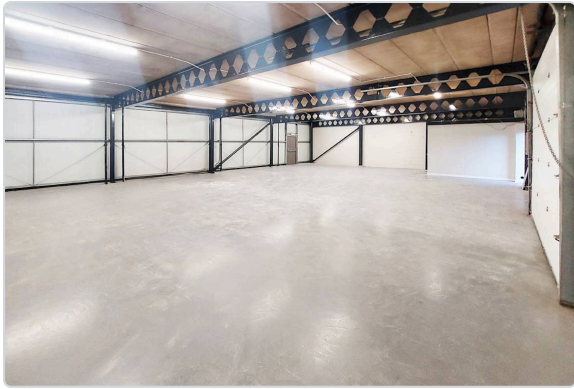


EPC rating B

Available to Let



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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	Rent	Terms	Legal costs
F : B	Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

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Accommodation:

Unit E Prices are valid for 2026

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
F	Warehouse	1,885	Immediately	1,375	1,375	
E	Warehouse	5,205	Immediately	1,952	1,952	C
Total		7,090				

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