

Ryden.co.uk

0131 225 6612

7 Exchange Crescent, Edinburgh, EH3 8AN
Tel: 0131 225 6612

To Let

Two industrial buildings
with yardage (available
separately or together)



Grangemouth Road, Bo'ness EH51 0PZ

- Good location between Bo'ness and Grangemouth
- Close to Ineos
- Buildings of 13,985 sq ft and 3,340 sqft
- Rent: on application

Viewing strictly by appointment
with letting agents.

Contact:

Neil McAllister
neil.mcallister@ryden.co.uk

Finlay Miller
finlay.miller@ryden.co.uk

Telephone: 0131 225 6612

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Manchester
0161 249 9778

London
020 7436 1212

LOCATION

The property is situated on the north side of Grangemouth Road (A904) in Bo'ness. The property is well situated to serve West Lothian and the towns of Falkirk, Grangemouth. Junction 5 of the M9 and the Macdonald Inchyra Hotel & Spa is approximately 5 minutes' away by car.

Other occupiers in the immediate vicinity include Doosan, Granfab Welding, Fabrication & Engineering and the Kinneil Kerse Recycling Centre.

The Ineos Petro-chemical facility is just to the west and north of the property.

DESCRIPTION

The main building comprises a steel framed high bay industrial premises with toilet facilities and a small element of office accommodation within. The building is ideal for storage or manufacturing purposes and has the benefit of a good sized yard and also plenty of car parking and general circulation space.

The eaves height in the property varies but is in excess of 8m in the main section of the building. A significant electrical supply is available and for full details on this please ask the marketing agents noted below.

There is a second building available, suitable for storage purposes or light manufacturing.

ACCOMMODATION

We estimate the gross internal area of the two buildings to be as follows:

Main Building	1,299 sqm	13,985 sqft
Rear Building	310 sqm	3,340 sqft

TERMS

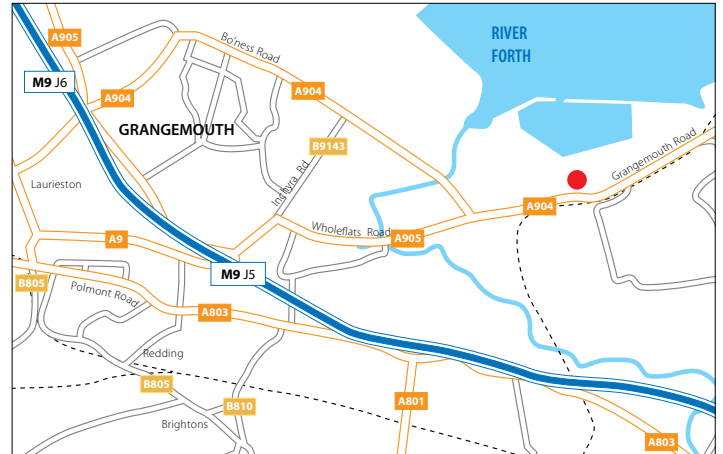
For confirmation of the required rent for each of the buildings please contact the agents below. The properties are available on a leasehold basis for a period of time to be agreed.

RATEABLE VALUE

We have been advised that the rateable value for each of the buildings is as follows:

Main Building: RV - £40,000

Rear Building: RV - To be assessed and confirmed



ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

VAT

VAT will be payable on the rent and all other costs associated with the lease.

VIEWING AND FURTHER INFORMATION

By appointment and by contacting the following:

Neil McAllister

neil.mcallister@ryden.co.uk
Tel: 0131 473 3212

Finlay Miller

finlay.miller@ryden.co.uk
Tel: 0131 473 3210