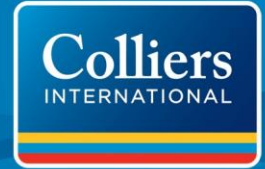


TO LET

INDUSTRIAL PREMISES



Unit 8, West Mains Industrial Estate, Grangemouth, FK3 8YE

- Stand alone Industrial Premises
- Dedicated yard and parking – site area of 1 acre
- Available April 2018

13,108 sq ft (1,217.75 sq m)

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

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Unit 8, West Mains Industrial Estate, Grangemouth, FK3 8YE

LOCATION

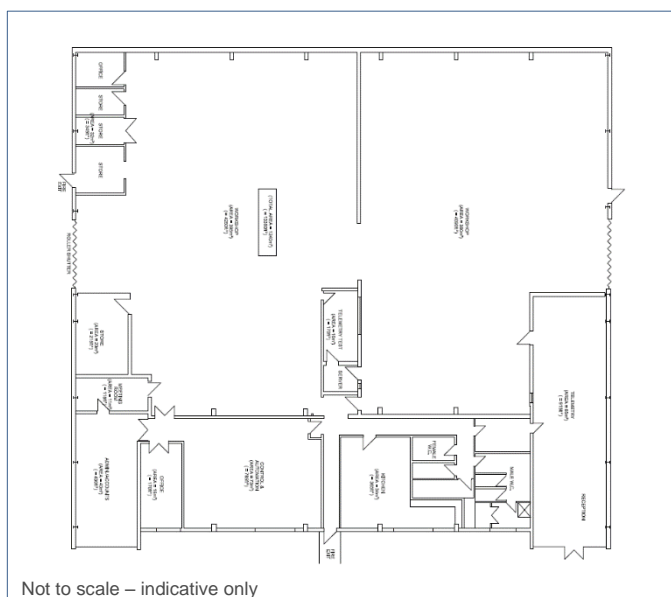
Grangemouth is located just off the M9 Motorway, approximately 20 miles to the north west of Edinburgh and 3 miles to the north east of Falkirk. The town benefits from good road links to the motorway network and as such is a popular location for industrial occupiers looking to serve the central belt and wider Scotland. The subject property is located on West Mains Road in West Mains Industrial Estate which is an established industrial estate located to the west of Grangemouth town centre. West Mains Road is located just off the A904 road linking Grangemouth and Falkirk and in close proximity to junction 6 of the M9 motorway.



DESCRIPTION

The subjects comprise a modern stand-alone industrial building with dedicated yard and parking, salient points as follows:

- Steel portal frame with concrete block walls to three quarters height and profiled sheet panels above beneath profiled metal clad roof
- Solid concrete floor throughout
- Offices and WCs to front of unit
- Minimum eaves of 5.18m rising to 6.42m
- Gas central heating to offices
- Gas air heating via ducting in warehouse
- 2 x roller doors (4.71m wide x 4.1m high)



ACCOMMODATION

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

	SQ FT	SQ M
Warehouse	9,298	863.81
Offices/kitchen/WCs	3,810	353.94
Total	13,108	1,217.75
Site Area	1 acre	0.4 ha

RATEABLE VALUE

According to Scottish Assessors the Rateable Value of the unit is £59,000.

LEASE TERMS

The premises are available on a Full Repairing and Insuring basis for a term to be agreed.

EPC RATING

The property has an EPC rating of F. An EPC certificate is available on request.

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

March 2018.

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