

OPTION TO COMBINE WITH THE ADJACENT UNIT



M Multipark FORBES COURT

TO LET Industrial/Workshop Unit
5,345 - 10,662 sq.ft (497 - 991 sq.m)

Unit 2 Forbes Court, Falkirk, Stirlingshire, FK2 9HQ

- Established Industrial/Trade Location
- Benefits from Offices over 2 floors
- Estate to be repainted in Summer 2026
- Excellent connectivity to all major roads
- Allocated car parking and yard

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01384
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Unit 2 Forbes Court, Falkirk, Stirlingshire, FK2 9HQ



Indicative image



Indicative image



Unit 2 Forbes Court, Falkirk, Stirlingshire, FK2 9HQ

Areas (Approx. Gross Internal)

Unit 2	5,345 sq.ft	(497 sq.m)
TOTAL	5,345 sq.ft	(497 sq.m)

Option to combine with the adjacent unit to form a larger premises. Total 10,662 sq.ft (991 sq.m).

Description

The premises comprises mid terraced industrial units of steel frame construction with insulated cladding under pitched and clad roofs. Internally the units provide open industrial / workshop space with a minimum eaves height of 4.8 metres along with 2 storey offices and staff welfare facilities to the front elevations.

- Office/Trade Counter
- Yard & Parking
- Electric roller shutter door
- Translucent roof panels

Rent

£41,500 pa plus VAT.

Business Rates

Rateable Value: £30,500. The incoming tenant may benefit from relief on rates payable via the Small Business Rates Relief scheme. Interested parties are advised to speak with the local Assessor.

Any incoming tenant may benefit from Fresh Start rates relief for 12 months.

Service Charge and Insurance

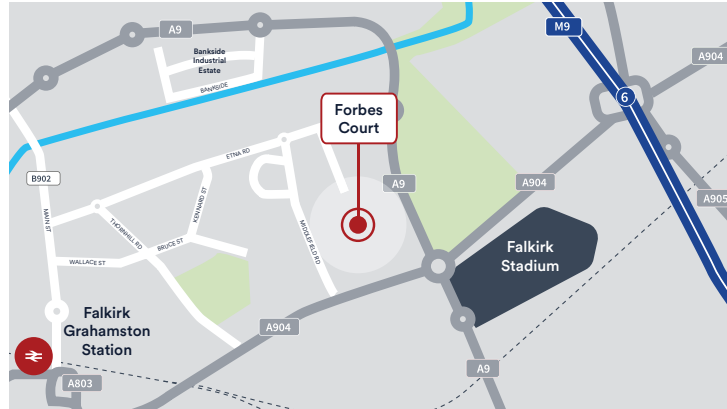
A service charge will be levied for the maintenance of common areas. The landlord will insure the premises and recharge the annual premium to the tenant.

Energy Performance

D+ Rating. Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - FK2 9HQ

The subject premises are located on the north east side of Falkirk lying within close proximity to Junction 6 of the M9 (Edinburgh to Stirling) motorway. More precisely the subject premises are situated on Forbes Court, Middlefield Industrial Estate, Falkirk which lies just off Etna Road which in turn connects the industrial location to Falkirk town centre.

This location is an attractive trade counter location with neighbouring occupiers including City Plumbing, Screwfix, Plumb Centre, Tile Star, CEF, Graham and B&Q.

VAT

All rents are quoted exclusive of VAT.

Viewing

Strictly via prior appointment with the appointed agents

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