

**INCLUDES
EXTENSIVE
SECURE YARD AND
2 STOREY OFFICE**

STAND ALONE 17,000 SQ FT (1,579 SQ M)

**PRIME DISTRIBUTION/
WAREHOUSE UNIT**

TO LET FALKIRK ROAD

WEST MAINS INDUSTRIAL ESTATE, GRANGEMOUTH FK3 8YE

LOCATION

The subject premises occupy an extremely prominent corner site at the entrance to the long established West Mains Industrial Estate off the A904 Falkirk Road. It is immediately adjacent to the Earls Gate Roundabout which forms Junction 6 of the M9 motorway.





HIGHLY
PROMINENT
CORNER SITE



EXCELLENT
ROAD
CONNECTIONS



LOCATED AT
ENTRANCE TO
INDUSTRIAL
ESTATE



Accessibility will be enhanced even further when the current road improvement works, upgrading the dual carriageway to Falkirk Road, as well as incorporating a new roundabout at its junction with West Mains Road, are completed.

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INDUSTRIAL
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GRANGEMOUTH
FK3 8YE**

SITUATION

The immediately surrounding area is one of the most recognised and well established locations for warehousing and distribution within the Central Belt of Scotland. The strategic importance of the location is emphasised by the instant access to the M9 and thereafter the remainder of the Scottish motorway network – M876/M80 Glasgow; M9/A9 Stirling/north; M9/M8 Edinburgh; M90/Queensferry Crossing Fife/Dundee.

Edinburgh Airport is only 27 miles east and Forth Ports Grangemouth facilities is less than a mile north.

The popularity of the location is clearly reflected in the number of major national occupiers immediately adjacent including **Malcolm Logistics**, **Whyte & Mackay**, **Asda**, **Speedy Hire**, **MGM Timber**, **Arnold Clark**, **Evans Halshaw** and **Enterprise Car & Van Hire**.

Falkirk and Grangemouth town centres are within easy reach and other nearby amenities include **McDonald's** and a **BP/M&S Food service station**, as well as the Helix and Kelpies visitor attractions.

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ABOUT THE PROPERTY

The premises comprise a detached warehouse/distribution unit of steel portal frame construction, to 6m eaves, with profile metal cladding to walls and roof. In addition, there is a 2 storey office building again of steel frame construction with glazed infill panel walling under a flat roof providing a variety of offices, showroom, staff and welfare facilities.

The unit benefits from 9 electrically operated roller shutter doors split between both front and rear elevations. All mains services are available to the property. Externally, there is an extensive yard, to front, side and rear of the unit mainly concreted, part hardstanding, extending in total to approximately 0.89 acres.



**MULTIPLE
VEHICLE
ACCESS DOORS**



**EXTENSIVE
YARD WITH
SEPARATE CAR
PARKING**



**NATIONAL
OCCUPIERS
LOCATED
ADJACENT**

AVAILABLE SPACE

In accordance with the current RICS Code of Measuring Practice (6th Edition) we calculate the gross internal area to be as follows:

Warehouse	12,508 sq ft	(1,162.03 sq m)
Offices Ground	2,066 sq ft	(191.97 sq m)
Offices First	2,459 sq ft	(228.41 sq m)
Total	17,033 sq ft	(1,582.41 sq m)

Car parking is also contained within the site which is entirely enclosed by a chain link fence and security gates. Total site area is 1.77 acres. An overflow car park is available immediately adjacent, entered off the main access from West Mains Road.

RATEABLE VALUE

The property is entered in the current valuation roll as follows:

Cumulative RV	£88,600
Current Rate Poundage	55.4p

Any new occupier has the right to appeal the RV within 6 months of occupation.

TERMS

The premises are available on the basis of a new, standard, full repairing and insuring lease for a negotiable period.

FALKIRK ROAD

RENT

Upon application.

ENTRY

Immediately upon conclusion of legally binding missives.

VAT

Unless otherwise stated all figures quoted are exclusive of VAT.

EPC

A copy of the Energy Performance Certificate can be provided upon request.

LEGAL COSTS

Each party will bear their own legal costs and, in the normal manner, the incoming tenant will be responsible for any LBTT, registration dues and any VAT incurred thereon.

ANTI MONEY LAUNDERING

In order to comply with legal/statutory requirements any offers accepted will be subject to appropriate AML checks being carried out.



PRIME DISTRIBUTION/ WAREHOUSE UNIT



VIEWING & FURTHER INFORMATION

Strictly via the sole letting agents:

Charlie Springall
07976 730 637
cas@springfordco.com

Monica McRoberts
07739 989 296
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SPRINGFORD
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