

Lot 30, Callender Gate, Callendar Boulevard, Falkirk, FK1 1XE

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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Property Information

Heritable Office Opportunity

- Substantial Modern Office Building
- Located in Well Established Business Park
- Approximate Floor Area of 3,115.19 sq. m. (33,523 sq. ft.) over Ground, First and Second floors
- Site Area of Approx. 1.27 Ha (3.13 Acres) with parking for approx. 215 cars

Lot

30

Auction

9th May 2024

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of TT Group

Location

Miles	25 miles west of Edinburgh, 22 miles north east of Glasgow
Roads	M9, M876
Rail	Falkirk Grahamson Railway Station, Falkirk High Railway Station
Air	Edinburgh Airport

Situation

Falkirk with a population of 36,000 is located in central Scotland, 22 miles north-east of Glasgow, 25 miles west of Edinburgh and 12 miles south of Stirling. The town benefits from good road links via M9 (Junction 6), M876 (Junction 1) motorways, which in turn provide direct access to both Glasgow and Edinburgh. The property is located in the established Callendar Business Park only half a mile from Falkirk town centre and close to junction 5 of the M9 motorway.

Tenure

Heritable.

Description

The property comprises a substantial modern three storey office building of approximately 3,115.19 sq m (33,532 sq ft). The property benefits from two 8 person lifts and parking for approximately 215 vehicles.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	1,038.45	(11,178)	VACANT POSSESSION
First	Office	1,038.30	(11,176)	
Second	Office	1,038.44	(11,178)	
Total		3,115.19	(33,532)	

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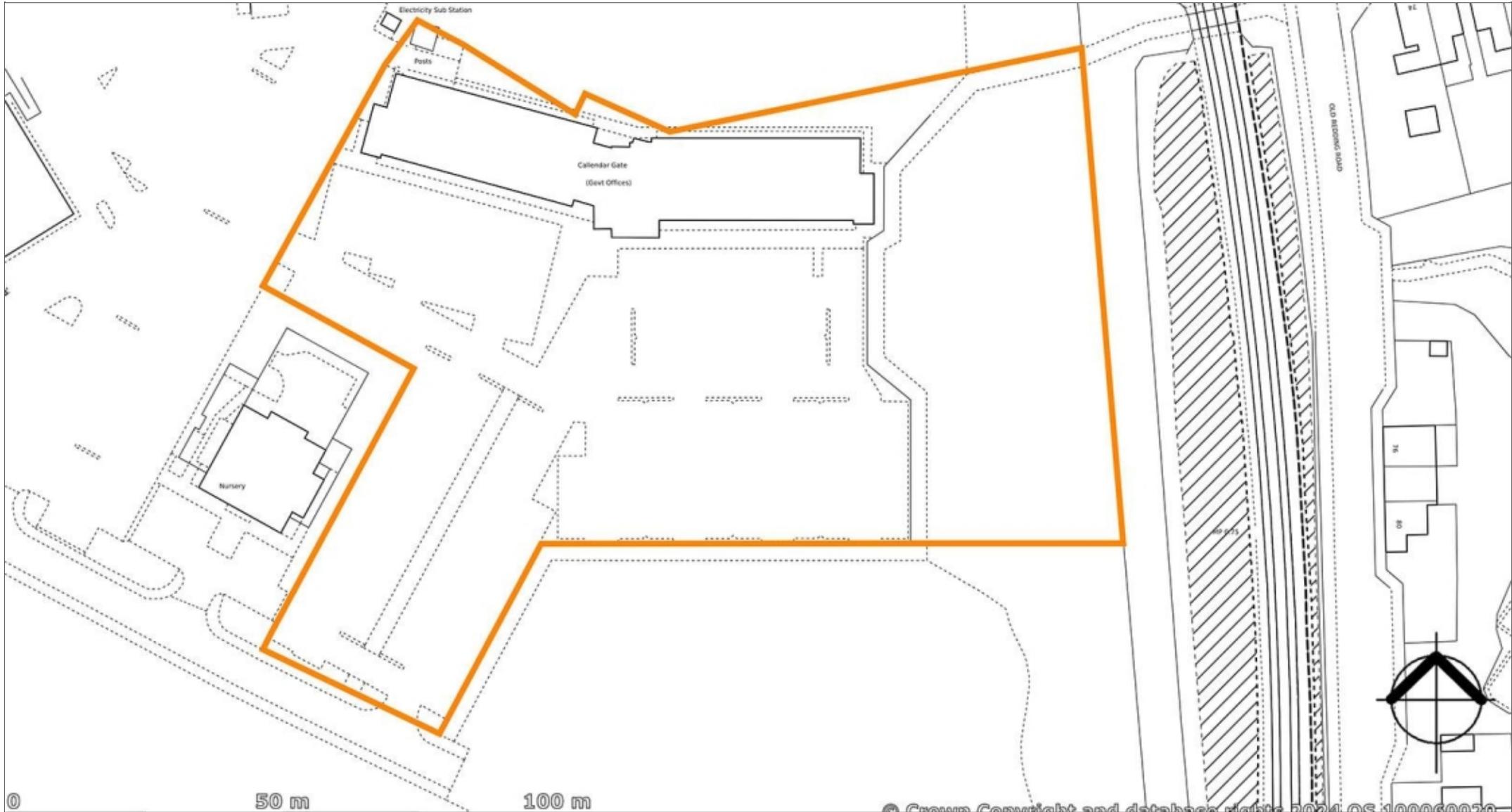
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Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

13 Queens Road
Aberdeen
AB15 4YL

Leanne Hill
+44 1224 377984
leanne.hill@pinsentmasons.com

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2024