

Lot 32

£132,997.80 Per Annum
Exclusive (1)

3 Roseland Hall, , Grangemouth, FK3 8WJ Heritable Serviced Office Investment



Key Details

- Well located adjacent to the motorway junction at Earls Gate in Grangemouth
- Attractive Art Deco style building
- Serviced office with high occupancy
- On site car parking
- Nearby occupiers include Calachem, Asda (Distribution) and the popular Kelpies visitor attraction.

Location

Miles: 20 miles from Edinburgh
28 miles from Glasgow
12 miles from Stirling

Roads: M9, M876

Rail: Falkirk Grahamston Railway Station
Polmont Railway Station

Air: Edinburgh Airport

Situation

Grangemouth is the location of one of Europe's largest petrochemical plants and is home to one of Scotland's main ports. The town is located between Edinburgh and Glasgow and benefits from direct links to the M9 motorway and its proximity to Falkirk.

The property is prominently situated on the north side of the M9 motorway, immediately adjacent to Earls Gate Motorway junction. Occupiers nearby include Calachem, Asda (Ambient Distribution) and Earls Court Business Park (with occupiers including Fujii film, Samskip and Axiom Engineering). Nearby facilities including Grange Manor Hotel & Restaurant, Cadgers Brae Public House, McDonalds and a BP petrol filling station.

Description

The property is a sensitively refurbished art deco building with on site carparking (the building is heritable with surrounding car parking and grounds held on a long leasehold, please see the legal pack for further information). There are individual business units ranging from 216 sq ft to 3,000 sq ft (20 sq m to 278 sq m) over the ground and first floors.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Units	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
1-21	1,457.08 sq m (15,684 sq ft)	Various	Various (2)	£132,997.80
TOTAL	1,457.08 sq m (15,684 sq ft)			£132,997.80(1)

(1) this is the gross rental figure. Please see the Legal pack for further information
(2) All licence information can be found in the legal Pack

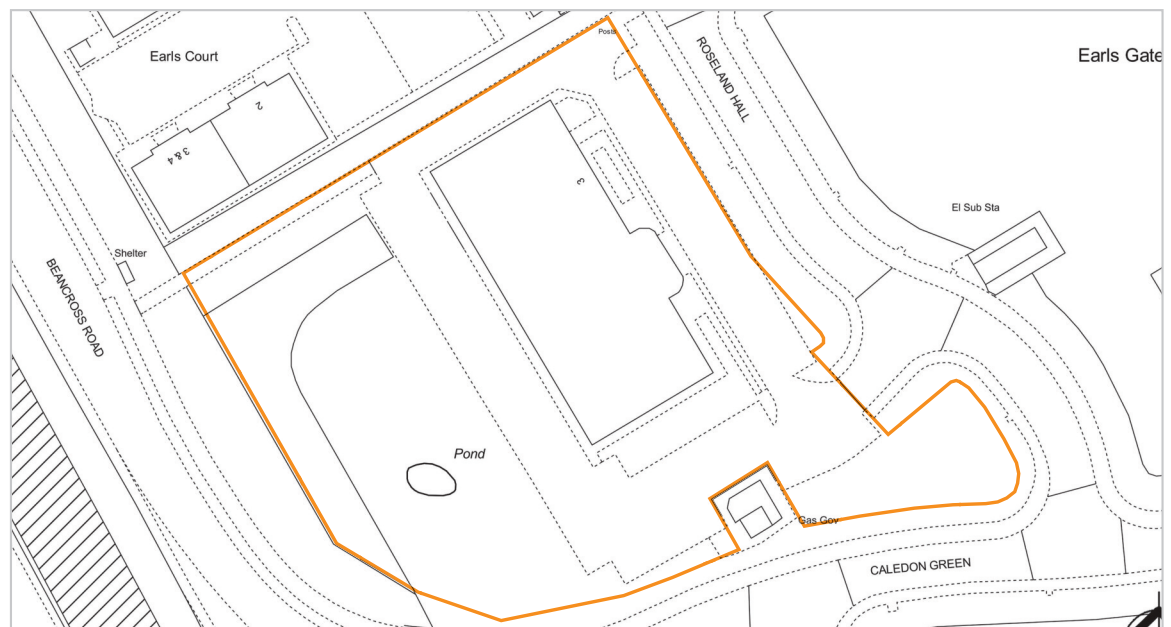
Viewings

Please contact Mhairi Archibald
(+44 (0)77188 99341)

Six week completion is available

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



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

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Seller's Solicitors: Curle Stewart
Philip Curle
+44 (0)141 227 6200
Philip@curlestewart.co.uk