

**To Let**



# THE COURTYARD

**Callendar Business Park  
Falkirk, FK1 1XR**

**Flexible Office Suites Available  
438 - 13,333 sq. ft.**



## Location

The Courtyard is situated within the attractive landscaped surrounds of Callendar Business Park. The business park is located approximately 1 mile east of Falkirk town centre and benefits from excellent communication links. The property is easily accessed from junctions 5 & 6 of the M9 motorway, providing direct links to Edinburgh in the East and Glasgow in the west.

## Description

The Courtyard consists of eight two storey office buildings which are suitable for both single or multiple occupation. The office suites provide good quality open plan office accommodation and benefit from the following features:

- Raised access floors
- Suspended ceilings incorporating modern lighting
- Gas fired central heating
- WC facilities on each floor
- Tea prep facilities
- Dedicated car parking

## Accommodation

Presently, the following office suites are available:

Demise	Size (sq. ft.)	EPC Rating
Unit 3 First Floor	2,311	C
Unit 5 Ground Floor	2,403	C+
Unit 5 First Floor	2,463	C+
Unit 6B Ground Floor	1,203	C
Unit 7B First Floor	438	D+
Unit 10 Ground Floor	2,108	C
Unit 10 First Floor	2,407	C

## Terms

The offices are available on flexible lease terms to be agreed.

## Date of Entry

Immediate entry is available.

## Legal Costs

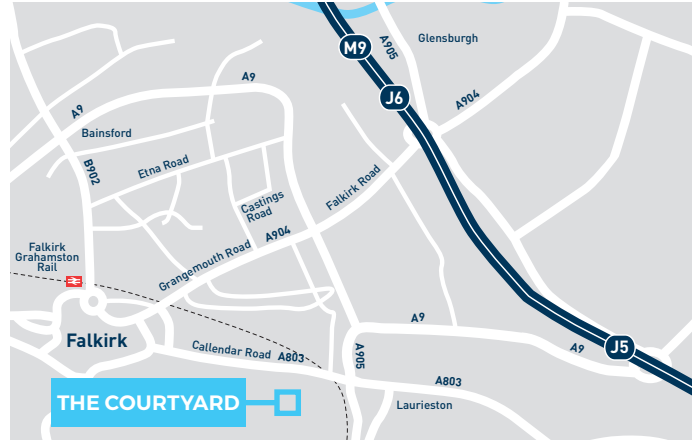
Any ingoing tenant will be responsible for their own legal costs together with LBTT, VAT and registration dues.

## VAT

All figures quoted are exclusive of VAT.

## Viewing

Strictly by appointment with the joint letting agents.



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