

**To Let – Industrial Warehouse / Workshop
Units – 27,712 – 117,264 sq ft**

The Whins, Alloa, FK10 3TA



- 3 x high bay industrial / workshop units.
- Large access roller shutters.
- Min eaves 8.4m and 9.3m.

Accommodation	Sq ft	Sq m
Warehouse 1	51,194	4,756.05
Warehouse 2	27,711	2,574.50
Warehouse 3	38,359	3,563.59
Total	117,265	10,895



Description

The property comprises three adjoining industrial workshop/warehouse units, offering high bay accommodation.

The units benefit from an impressive minimum eaves height ranging from approximately 8.4 metres to 9.3 metres, rising to around 11.6 metres at the apex, providing excellent volume suitable for a range of industrial and storage uses.

Location

The subjects are located on Whins Road, Alloa, located a short distance from Alloa town centre.

The site benefits from good connectivity to the wider Clackmannanshire area, with convenient access to the A907 and onward links to the M9 and Scotland's central motorway network.

Nearby occupier comprise a mix of good quality location and national industrial and trade counter businesses.

Terms

The property is available on a To Let basis. For full details and quoting terms, please contact the marketing agents.

Business Rates

The premises will require to be reassessed for Business Rates purposes. Interested parties should make their own enquires in this regard.

VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

EPC

An EPC is available on request.

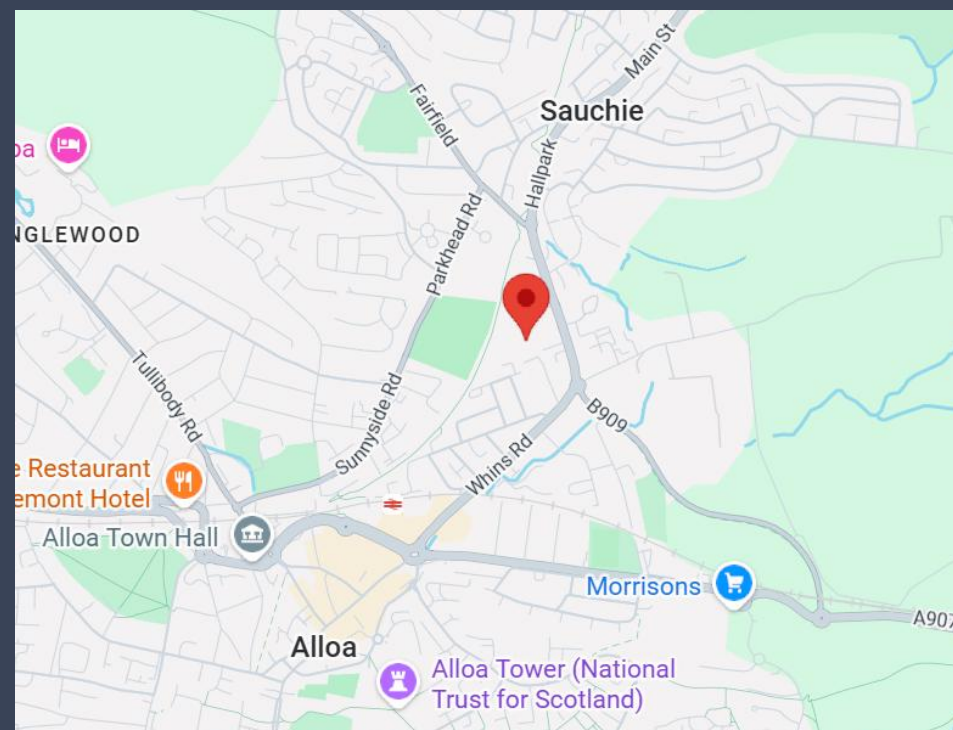


For more information or to arrange a viewing, please contact:

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