



## CHATTAN INDUSTRIAL ESTATE, BONNYSIDE ROAD, BONNYBRIDGE, FK4 2AD OFFERS OVER £30,000

**\*\*FANTASTIC COMMERCIAL WORKSHOP\*\***  
**\*\*INVESTMENT OPPORTUNITY\*\***

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Marshall Wilson are pleased to present to the commercial market this fantastic workshop in the well sought after area of Bonnybridge. Close to all local amenities and transport links. Early viewing is highly recommended.

EPC  
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- RECENT REFURBISHED ROOF
- IDEALLY SOUGHT OUT LOCATION
- AMPLE AMOUNT OF TRANSPORT LINKS
- IDEAL INVESTMENT OPPORTUNITY
- EASILY ACCESSIBLE
- EPC AVAILABLE ON REQUEST



# Marshall Wilson

*Law Group Limited*

[www.marshallwilson.com](http://www.marshallwilson.com)







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## PROPERTY DESCRIPTION

This workshop is fully operational and ready to be transformed into a new commercial opportunity .

The subject has an enviable reputation in the immediate town of Bonnybridge and surrounding places.

Particular attention must be given to the newly installed glass roof that cascades light throughout the ideally situated workshop.

Further points of interest include the workshop being an ideally priced investment and has a vast area of opportunity and has a fantastic potential of growth for a well established business or a start up business.

Early viewing is highly recommended to fully appreciate what this unit has to offer.

## LOCATION

Bonnybridge offers a wide catchment area including Larbert, Falkirk and Denny. Excellent transport links are available with easy access to both the M80 (J7) and the M876 (J1). Bonnybridge enjoys a prime central location in the Central Belt, situated within the centre of the triangle linking Stirling, Glasgow and Edinburgh, including quick access to Scotland's main Airports.

EXTRAS - TBC.

## COUNCIL TAX BAND

This property is Council Tax Band 'F'

ENERGY PERFORMANCE RATING 'E'

## VIEWING ARRANGEMENTS

For viewing arrangements and to further enquire please contact Marshall Wilson Law Group Limited on 01324 430042.

## OFFERS

All offers should be submitted to Marshall Wilson Law Group Limited, 2 High Street, Falkirk, FK1 1EZ

**AGENTS NOTE:** These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only. Prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.