

An excellent opportunity to be amongst top retailers...



UNIT A UNDER OFFER
TO COSTA

Unit 13B (11 Grahams Road)

CENTRAL RETAIL PARK

Falkirk, FK1 1LD

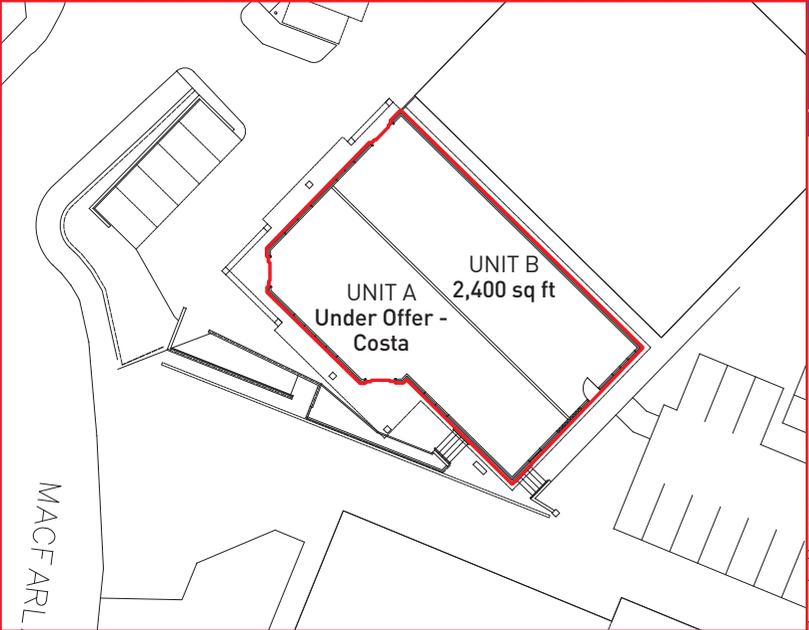


To Let – small retail unit 2,400 sq ft (222.97 sq m)

- Central Retail Park comprises 400,430 sq ft (37,200 sq m) of retail warehousing in Falkirk
- The scheme benefits from part Open Class 1 retail use / part Bulky Goods only
- Falkirk has a population of approximately 145,000 with an estimated catchment of 470,000 within 20 km
- Key tenants include Tesco Superstore, Cineworld Cinema and Bannatyne's Health Club
- Other tenants include Next, Mothercare, Argos, Smyths Toys, Halfords, Currys, McDonald's Drive-thru and Pizza Hut
- Opportunity for a small unit of 2,400 sq ft adjacent to Tesco, Pets at Home and Costa

CENTRAL RETAIL PARK Masterplan

**TO LET
EXCELLENT RETAIL
WAREHOUSE PREMISES**

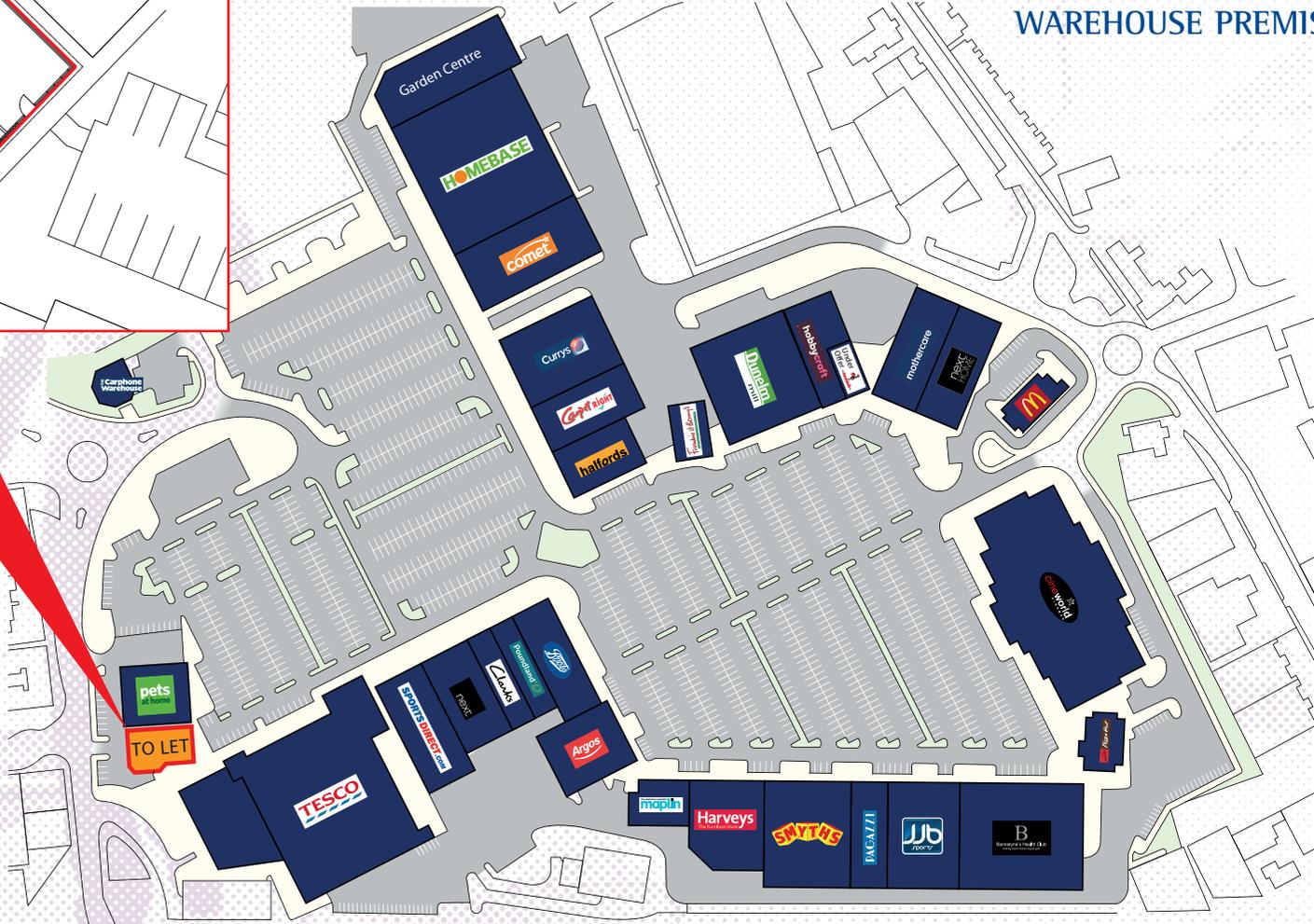


DESCRIPTION

The subject premises comprise Unit 13, which is capable of subdivision to provide the following space:

Unit	sq ft	sq m
A	Under Offer	
B	2,400	222.97
Combined	4,800	445.94

**NEW RETAILERS INCLUDE
NEXT, MOTHERCARE, SMYTHS TOYS
AND DUNELM**

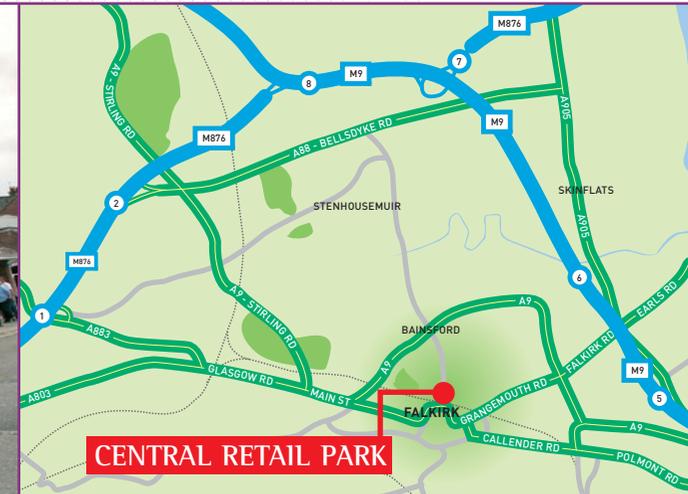


CENTRAL RETAIL PARK Details

TO LET - EXCELLENT RETAIL WAREHOUSE PREMISES

- One unit of 2,400 sq ft
- Key location adjacent to Tesco
- Pedestrian route to town centre
- Frontage to Grahams Road

ELEVATIONS



LOCATION

Falkirk is located in the central belt of Scotland and benefits from excellent road links to the M9 and M80 motorways, approximately 25 miles from both Edinburgh and Glasgow.

Central Retail Park is located in the heart of Falkirk town and benefits from tenants such as Tesco, Homebase with other retailers including Next, Boots and Sports World. New lettings include Next, Mothercare, Smyths Toys and Dunelm.

VIEWING

All viewings to be strictly made with Eric Young & Co - 0131 226 2641 or Morgan Williams - 020 7493 4455.

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