

Ryden

TO LET

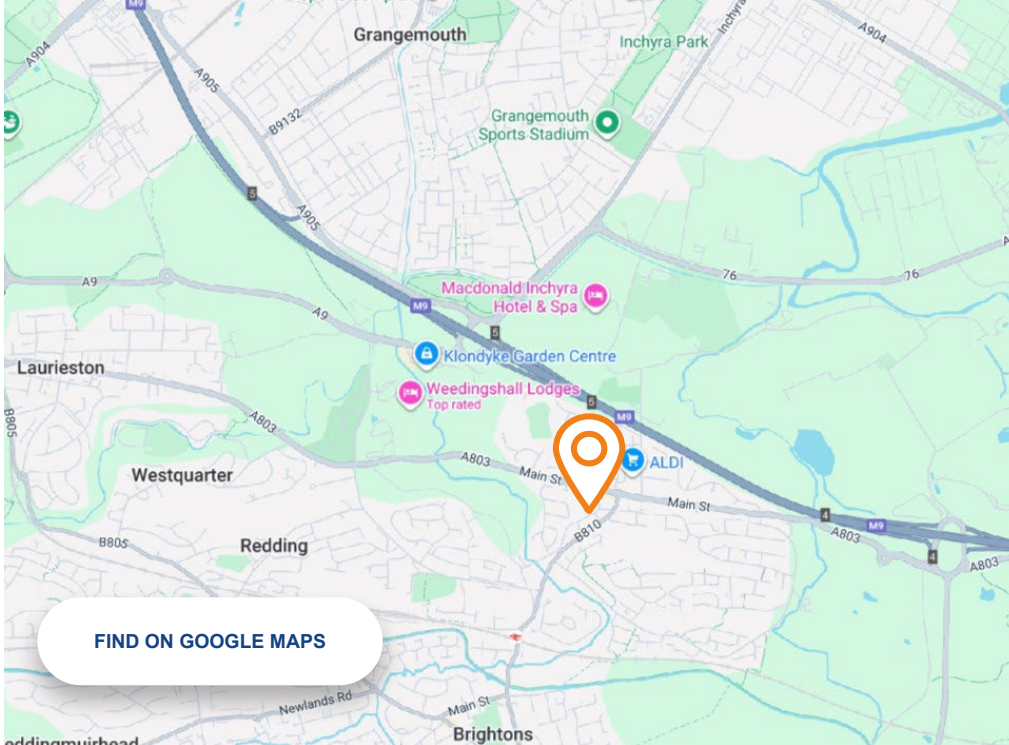
FLEXIBLE OFFICE SPACE
14 - 74 SQ M (150 - 800 SQ FT)



**HAYPARK BUSINESS
CENTRE**
MARCHMONT AVE
POLMONT, FALKIRK
FK2 0NZ

FLEXIBLE LEASE TERMS
24/7 ACCESS
CAR PARKING
IMMEDIATE ENTRY
AVAILABLE

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



LOCATION

Haypark Business Centre is strategically positioned in Polmont, Falkirk in Scotland's Central Belt, combining accessibility with a strong business environment. Within only quarter of a mile from Polmont Railway Station (on the main Glasgow-Edinburgh line) it offers fast, efficient rail links for clients and staff alike.

By road, it is conveniently close to the M9 motorway, providing easy routes to Edinburgh, Stirling, Glasgow and beyond.

The centre is set within a well-established business park and surrounded by a mixture of commercial and residential areas. Ample on-site parking, good bus services running nearby, and well-connected local amenities make it a practical choice for businesses seeking a high-quality, easily accessible base.

DESCRIPTION

Haypark Business Centre offers flexible office space within an attractive setting, with available services and facilities including:

- Dedicated office rooms
- Meeting facilities
- Comfortable breakout areas
- Professional reception staff
- 24/7 access & security
- Car parking
- Secure bike racks
- Flexible lease terms
- Attractive gardens and grounds

ACCOMMODATION

Rooms are available from only 150 sq ft up to 800 sq ft – please contact us for current availability.

TERMS

Flexible leasing options are available giving occupiers the ability to adapt spatial requirements without being bound by lengthy lease agreements.

VAT

All costs quoted are exclusive of VAT which is payable at the prevailing rate.

BUSINESS RATES

Tenants are liable for payment of any Business Rates directly to the local rating authority. Most rooms will qualify for 100% relief from Business Rates under the Small Business Bonus Scheme, where the tenant is eligible. Tenants should rely on their own enquiries of The Assessors.

ENTRY

Immediate entry is available.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC "D" rating.





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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