



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit 2, 8 Borrowmeadow
Road, Stirling, FK7 7UW

OFFICE/STUDIO SPACE

- MODERN OPEN PLAN ACCOMMODATION
- EXCELLENT TRANSPORT NETWORKS
- FROM 831 SQ FT TO 1,394 SQ FT
- FROM £7,000 PER ANNUM
- READY FOR IMMEDIATE OCCUPATION
- GOOD LEVELS OF PRIVATE PARKING



LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the southern side of Borrowmeadow Road between its junctions with Whitehouse Road and Munro Road and within Springkerse Industrial Estate.



DESCRIPTION

The subjects comprise a modern detached 2 storey building providing an open plan office/studio at first floor and cellular office space on the ground floor. Both properties benefit from private pedestrian access and private parking.

First Floor: Provides open plan office / studio space. The floor is overlaid in a laminate covering whilst the walls are plastered and painted and the ceiling is of suspended tiles.

Ground Floor: Provides 4 office rooms, reception area, board room and w.c. facilities. The floors are overlaid in a laminate covering whilst the walls are plastered and painted and the ceilings are of suspended tiles.

PLANNING

All queries in relation to the use class of the subjects should be addressed to Stirling Council Planning Department.

FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate net internal area (NIA):

Ground Floor:	77m ² /831ft ²
First Floor:	129.5m ² /1,394ft ²

PROPOSAL

Ground Floor: Offers of £7,000 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

First Floor: Offers of £11,000 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

VAT

Vat will be payable on all costs.

RATING

The current rateable value for the first floor is £13,300. Qualifying businesses will be able to benefit from 100% rates exemption subject to application. The ground floor currently forms part of the rear workshop and will need to be re-assessed.

EPC

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Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

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