



FALCONER
PROPERTY CONSULTANTS

TO LET

Unit 2, 7 Broadleys Road,
Stirling, FK7 7ST

INDUSTRIAL UNIT

- MODERN INDUSTRIAL UNIT
- EXCELLENT TRANSPORT NETWORKS
- 3,415 SQ FT
- £18,000 PER ANNUM
- GOOD EAVES HEIGHT
- FOUR LARGE ROLLER DOORS
- READY FOR IMMEDIATE OCCUPATION
- GOOD LEVELS OF 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 Broadleys Road near its junction with Whitehouse Road within Springkerse Industrial Estate. The property is in close proximity to the motorway networks.



DESCRIPTION

The Subjects comprise a modern detached industrial unit with surrounding yard and parking area. The property is of steel portal frame construction overlaid in profiled metal sheeting. The property is surmounted by a pitched roof overlaid in profiled metal sheeting.

Internally the subjects benefit from an open plan workshop space with a central pit, together with office space, meeting room, w.c facilities and tea making/kitchen facilities.

Vehicular access is provided through four large roller shutter doors.

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 gross internal area (GIA):

317m²/3415ft²

PROPOSAL

Offers of £18,000 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

EPC

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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 where applicable.

RATING

The current rateable value is £18,200.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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