TO LET

1st & 3rd Floor Suites, Wallace House, 17-21 Maxwell Place, Stirling, FK8 1JU

1,019 sq.ft (94.67 sq.m) &
1,600 sq.ft (148.64 sq.m)

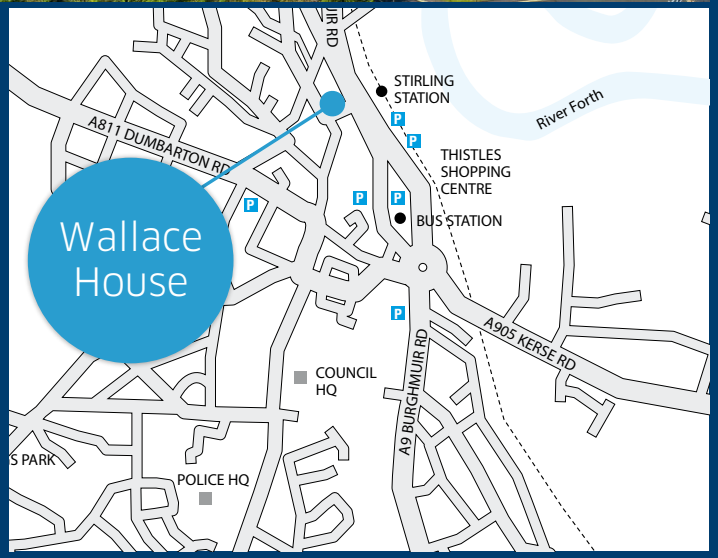
- Fully modernised office suites;
- New carpeting, ceiling tiles and LED lighting;
- Recently refurbished common areas;
- Prominent location in Stirling city centre;
- Excellent access to local bus and rail stations.


3rd Floor Office











Location & Situation

Stirling is a thriving affluent historic city located at the heart of Scotland's motorway network and is the main administrative and financial centre for the Stirling Council area. Located approximately 30 miles North West of Edinburgh and 25 miles North East of Glasgow, the city is acknowledged as the "Gateway to the Highlands" and benefits from major tourist attractions including Stirling Castle and The National Wallace Monument.

Wallace House sits within a prominent position in the centre of Stirling, at the junction of Maxwell Place and Goosecroft Road.

The surrounding area is of mixed commercial and residential usage with The Thistles Centre, Stirling's prime regional shopping centre, within 5 minutes walking distance of Wallace House. Stirling's principal train and bus stations are located adjacent to the property providing excellent public transport links.

Description

The suites are located on the 1st and 3rd floors of a modern 5-storey building, providing high quality accommation, together with 2 parking spaces for the 1st floor suite and 4 parking spaces for the 3rd floor suite.

Internally the suites provide modern, open plan accommodation and benefit from gas central heating, perimeter trunking and double glazed windows.

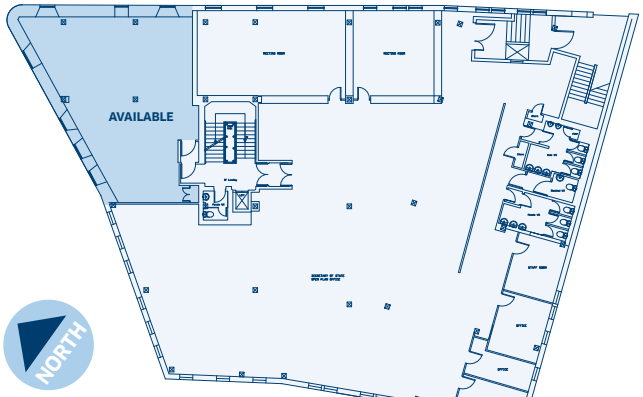
An extensive refurbishment of the suites was undertaken and included new carpeting, ceiling tiles, LED lighting and tea prep areas.

Wallace House is fully DDA compliant and benefits from a passenger lift serving all floors, manned reception and toilet facilities on the communal landings of each floor with shower facilities located on the 3rd floor.

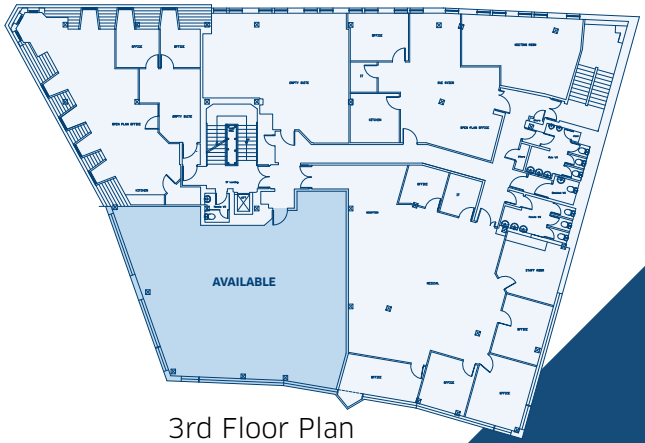
A comprehensive refurbishment of the common areas of Wallace House was recently completed and included upgrading the entrance foyer, stairways and WCs.

Accommodation

From sizes taken on site, we understand that the subject suites, 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 approximate net internal areas (NIA) of 1,019 sq.ft (94.67 sq.m) for the 1st floor suite and 1,600 sq.ft (148.64 sq.m) for the 3rd floor suite.

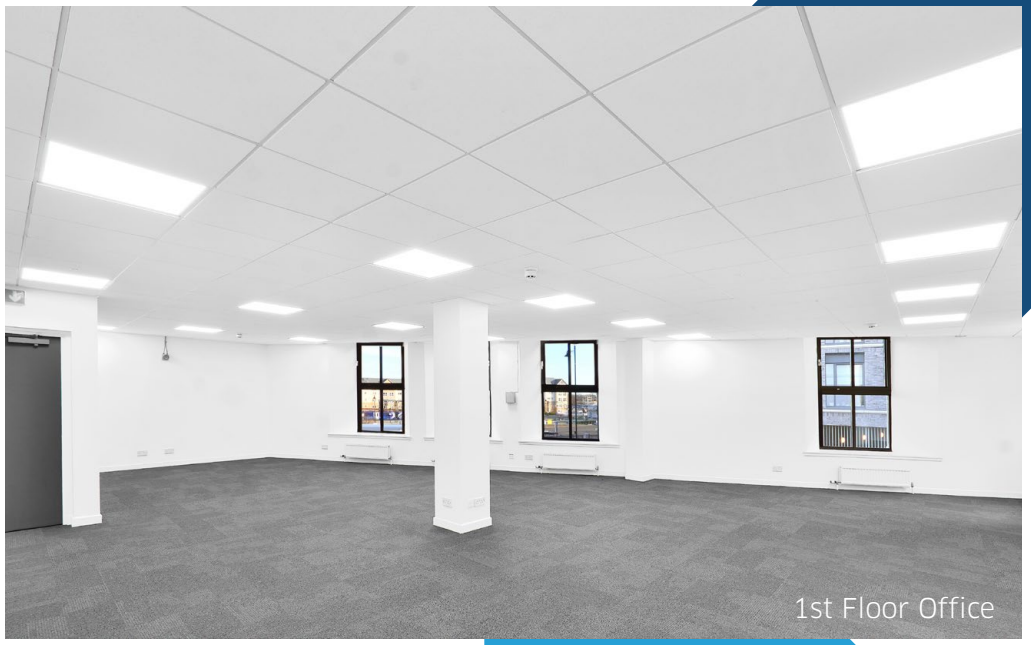


1st Floor Plan



3rd Floor Plan





1st Floor Office

Rateable Value

According to the Scottish Assessor's Association website, the subjects have a rateable value of £10,800 for the 1st floor suite, and £16,500 for the 3rd floor suite.

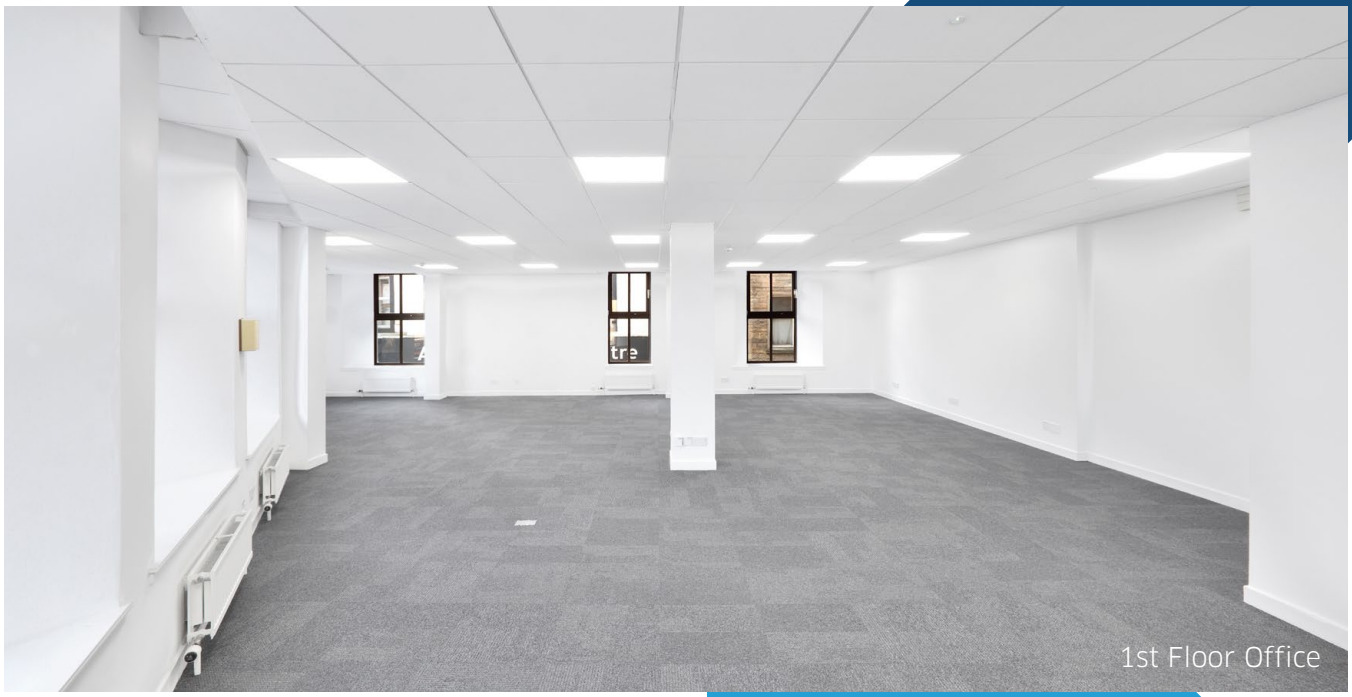
An incoming tenant may qualify for rates relief under the Small Business Bonus Scheme.

Lease Terms

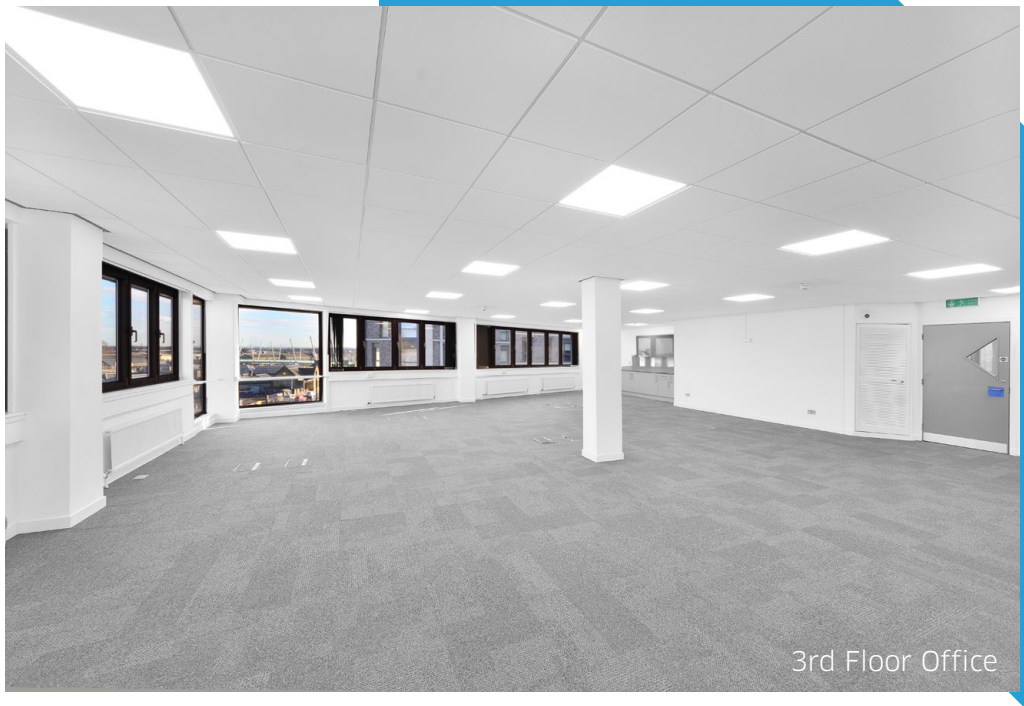
The subjects are available to lease on full repairing and insuring basis for a term to be agreed. Quoting terms are available from the letting agents.

Entry

Immediate entry is available.


1st Floor Office


3rd Floor Office


3rd Floor Office

VAT

All prices, rents, premiums are quoted exclusive of VAT.

EPC

The Energy Performance Certificate rating for Wallace House is C.



Further Information

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