



FALCONER
PROPERTY CONSULTANTS

TO LET

24 Henderson Street,
Bridge of Allan, FK9 4HP

REFURBISHED OFFICE SPACE

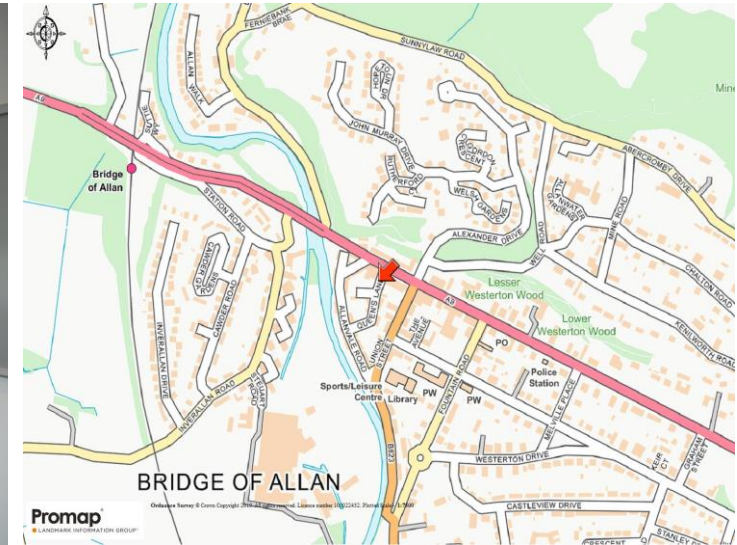
- RENT FROM £19,000 P.A.
- 1,353 SQ FT
- TOWN CENTRE LOCATION
- SMALLER SUITES AVAILABLE
- PRIVATE PARKING
- READY FOR IMMEDIATE OCCUPATION
- CLOSE PROXIMITY TO RAILWAY



LOCATION

Bridge of Allan is a town in the Stirling council area in Scotland, just north of the city of Stirling. It lies on the Allan Water, a northern tributary of the River Forth, built largely on the well-wooded slopes of the Westerton and Airthrey estates, sheltered by the Ochil Hills from the north and east winds. Most of the town is to the east of the river; the bridge is part of the A9, Scotland's longest road, while the railway line and the M9 pass to the west of the river. Bridge of Allan railway station is on the Edinburgh to Dunblane Line.

The subjects are located on the southern side of Henderson Street at its junction with Queens Lane. Henderson Street forms the main arterial road through the town leading to Stirling and as such benefits from a high level of passing trade. The subjects are well located for office use being in the heart of Bridge of Allan but also benefit from private parking spaces.



DESCRIPTION

The subjects comprise a second floor office suite contained within a 3 storey building of traditional stone construction. The building has recently undergone extensive refurbishment to a high standard and is ready for immediate entry.

Internally the subjects provide 6 office rooms, tea prep room and w.c. facilities. The suite is self contained with private pedestrian door access but also benefits from lift access. The office rooms have all been refurbished to a modern high spec.

The accommodation is suitable for sub-division into smaller rooms from 151 sq ft.

PLANNING

All queries in relation to redevelopment/reconfiguration 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):

125.7m²/1,353ft²

PROPOSAL

Rent from £19,000 per annum.

Available in whole or in part. Incentives available depending upon lease duration and covenant strength.

EPC

G

RATING

The subjects require to be re-accessed prior to occupation. Further information is available upon request.

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

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



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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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