

TO LET



ARGYLL COURT

First Floor

Castle Business Park | Stirling | FK9 4TT

2,500sqft – 11,381sqft
(232sqm – 1,057sqm)

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YOUNG**

ARGYLL COURT



Access via M80/M9



35m NE of Glasgow



30m NW of Edinburgh



25m SW of Perth

Bus Stop

Castleview
Park & Ride

LOCATION

Stirling is strategically located in the heart of Central Scotland, providing excellent access to Scotland's main cities and towns via the M80 and M9 motorway network. It is approximately 35 miles north east of Glasgow and 30 miles north west of Edinburgh; while Perth is c. 25 miles north east of the city.

Stirling benefits from a catchment area of some 91,000 people, a highly regarded University with 55% of Scotland's population within 1 hour travel time.

The subjects themselves are located within the prominently situated Castle Business Park near the intersection of the M80 and M9 motorways. Castleview Park and Ride is immediately adjacent to the Park while there is a regular bus service to the City Centre/Train Station running every 12 minutes. Castle Business Park provides a fantastic 28 acres landscaped working environment and is the principal business park in the region. A number of major occupiers are already located here including Lex Vehicle, SEPA, NHS Forth Valley, Emblation and Robertson Group.



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DESCRIPTION

Argyll Court is prominently located at the entrance to the Park and provides a modern, purpose built two storey office pavilion. The building is set over ground and first floor and it is the First Floor which is currently available To Let. Other tenants in the building are Fusion Group, Colleges Scotland and the Scottish Childminding Association.

The suite is being refurbished and will benefit from a high-quality fit-out providing a series of open plan areas, private offices, meeting rooms, kitchen/break-out space, storage and server room.



River House, Stirling



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SPECIFICATION

- Fully fitted office suites
- Gas fired central heating and VRF air-conditioning in part
- Openable windows for natural ventilation
- Suspended ceilings with LED lighting
- New carpeting and redecoration
- Bike Racks & EV Charging Point
- Raised access flooring
- 8 person passenger lift
- Male, female and accessible toilets



ARGYLL COURT

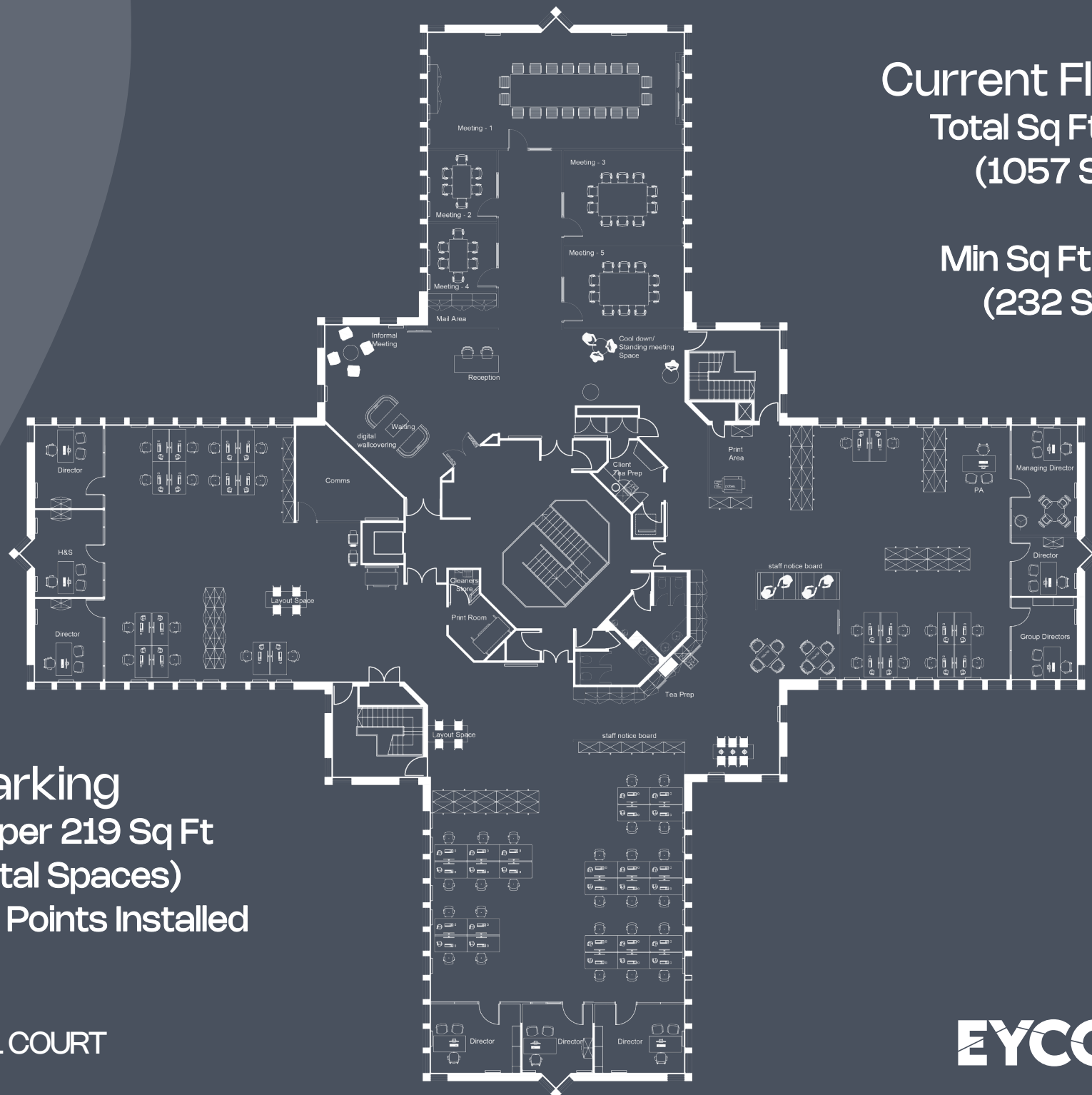
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Current Floor Plan

Total Sq Ft: 11,381
(1057 Sq M)

Min Sq Ft: 2,500
(232 Sq M)



Parking

1 Space per 219 Sq Ft
(52 Total Spaces)

EV Charge Points Installed



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Energy Performance Certificate (EPC)

The accommodation has an EPC Rating of B.

Lease Terms:

The accommodation is available on new Full Repairing and Insuring (FRI) lease terms.

Rent:

Rent available on request from the joint letting agents.

Rates:

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£117,000**. (Each new occupier has the right of appeal against this figure). Based on the higher property rate of 52.4p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£61,308**.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

The building is maintained by that landlord via a service charge and further information is available on request.

VAT

VAT, if applicable, will be charged at the standard rate.



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To arrange a viewing or for further information,
please contact the joint letting agents:

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COURT**

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