

DM HALL

For Sale/ To Let

Office

1st Floor (left)
Pavilion 2,
Castle Craig
Business Park,
Players Road,
Stirling, FK7 7SH



140.48 sq m
(1,512 sq ft)

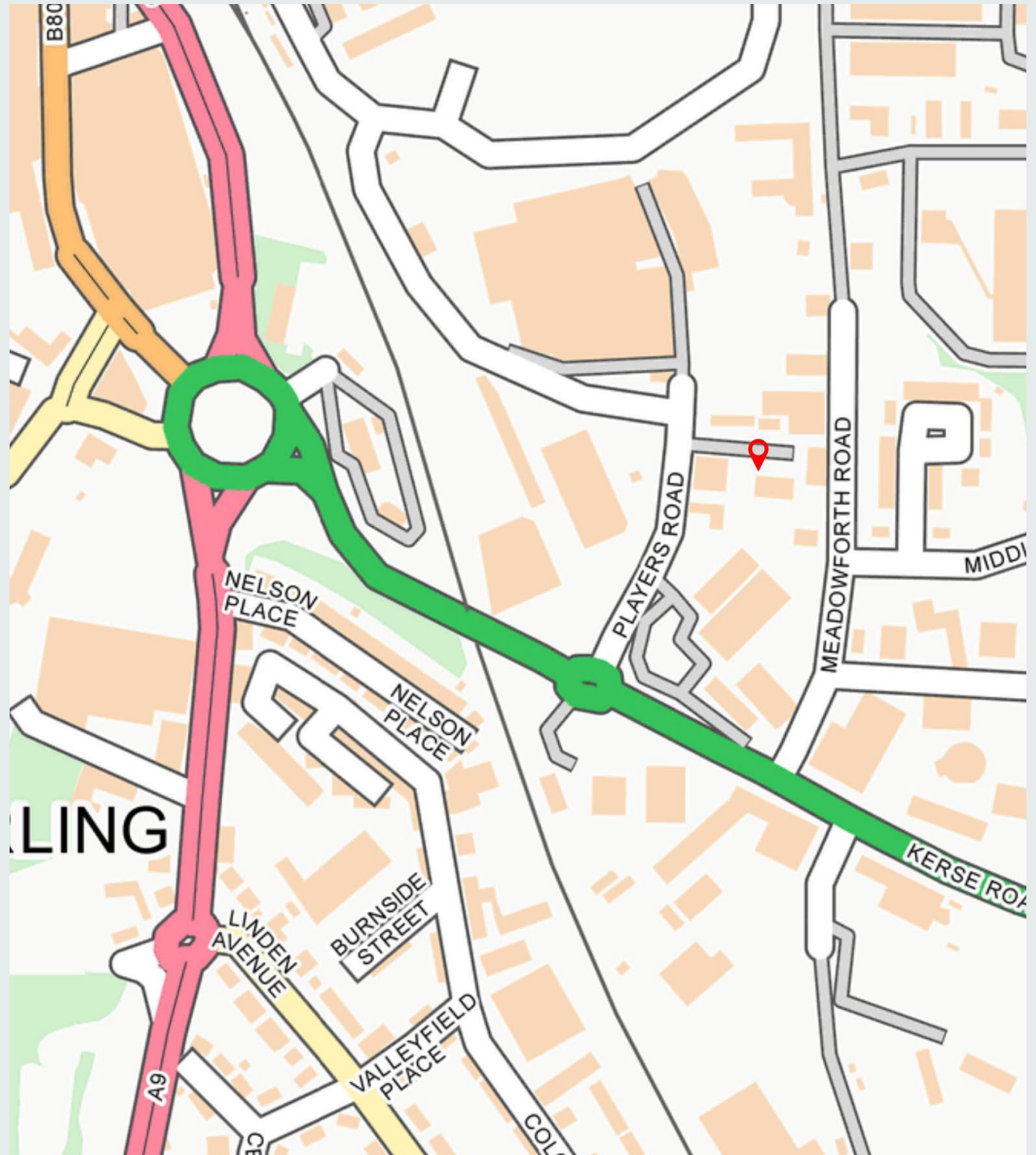
Property Details

- Modern Class 4 Office Suite
- Flexible internal layout
- 4 dedicated parking spaces
- Walking distance from Stirling station.
- Fibre Broadband connected.
- Offers of £170,000 or £17,000 per annum exclusive sought.

LOCATION:

The subjects form part of Castlecraig Business Park which is situated to the north of Kerse Road between Blairs Road and Meadowforth Road, situated to the western periphery of Stirling's main city centre and immediately adjacent to Springkerse Industrial Estate.

The surrounding area is predominately commercial in nature, Kerse Road forming part of the A905 road route and the principal access into Stirling's city centre from the east. As such Castlecraig offers easy accessibility to both the main centre and surrounding road network with occupiers within the park including Rolland Wealth Management, Freight Transport Association and French Duncan.



Property Details

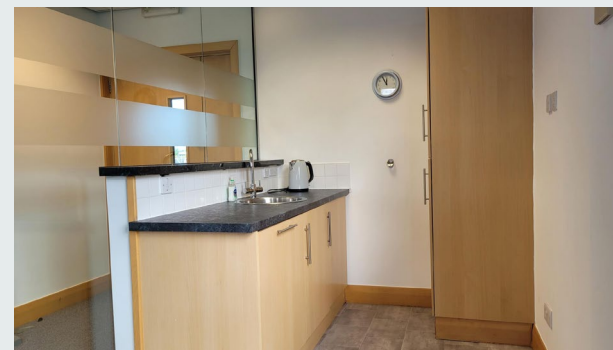
Stirling itself comprises an important city within central Scotland lying upon the banks of the River Forth approximately 26 miles northeast of Glasgow and some 30 miles northwest of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure, and local government facilities.

DESCRIPTION:

The subjects comprise the first floor of a modern two storey office pavilion of steel construction having an outer leaf of brick work and panel cladding. The subjects are contained under a pitched roof which has a tiled finish.

Access to the building is taken from the northern elevation by means of a double aluminium glazed entrance door which leads to a common entrance foyer and service core.

Internally the suite provides flexible accommodation which can be adapted to suit specific occupiers requirements. At the present time the subjects provide a general office area with a number of private offices and kitchen facility.



Property Details

The subjects benefit from raised access floors throughout together with premier trunking and class 2 lighting. The office also benefits from air conditioning throughout.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Sq m	Sq ft
First	140.48	1,512

PRICE:

Offers of £170,000 are invited for the benefit of our clients absolute ownership

LEASE TERMS

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENT

Offers of £17,000 pax are sought.

DM HALL



Regulated by
RICS

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £15,500 per annum, £330 in relation to the car parking.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents

Make an enquiry

Juliet Robertson

Michael McIntyre

falkirkproperties@dmhall.co.uk

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Unit 6a, The Courtyard
Callendar Business Park, Falkirk, FK1 1XR

01324 628321

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