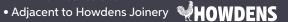
TO LET

INDUSTRIAL | TRADE COUNTER UNIT



16 MUNRO ROAD STIRLING | FK7 7UU

- Located within established Springkerse Industrial Estate
- Situated 3.9 miles from Junction 9 of M80
- Ground floor office 2,346 sq ft
- Minimum eaves of 6m

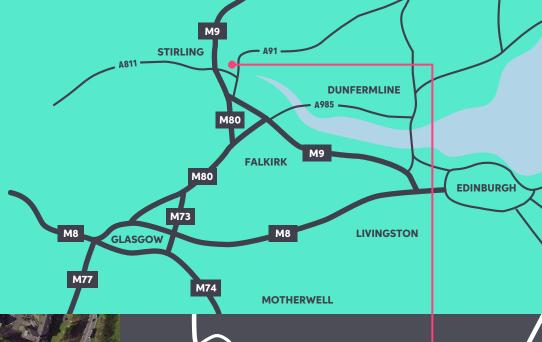


# 16 MUNRO ROAD STIRLING | FK7 7UU

Stirling is conveniently situated in central Scotland and benefits from an excellent transport network, with Edinburgh lying approximately 30 miles to the east and Glasgow 26 miles to the west. Over half of the Scottish population lives within a 1 hour travelling time.

Springkerse Industrial Estate is a longestablished and popular business location within Stirling. It is situated approximately one mile east of the city centre within walking distance of Stirling's main line railway station providing services to all major cities in the UK.

The subject unit is located on Munro Road, which connects Kerse Road to Forthside Way allowing for excellent transport links to both the M8 and M9 motorways. Surrounding occupiers included ATS, Bank of Scotland, Wolseley, Dulux, Crown, Ashley Ann and Howdens.





# STIRLING STIRLING ENTERPRISE PARK A905 SPRINGEREE INDUSTRIAL OF ESTATE SPRINGEREE RETALL PARK A91

## **DESCRIPTION**

The property comprises a trade counter / warehouse unit of steel portal frame construction with concrete floor, overlaid in insulated metal profile cladding. Internally the unit comprises ground floor office / trade counter accommodation, mezzanine area and a traditional warehouse area. Pedestrian access is provided through a trade counter frontage incorporating double entrance doors. Vehicular access is afforded through a large roller shutter door. The minimum eaves height is 6m rising to 7.5m at the apex.

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#### **AREAS**

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

AREA	SQ FT	SQ M
Office / Amenity Block	2,238	208
Warehouse	7,767	722
Mezzanine	4,489	417
Total	14,494	1,347



#### **TERMS**

The unit is to be let on a Full Repairing and Insuring basis on terms to be agreed.

# **RATEABLE VALUE**

The unit is entered in the current Valuation Roll at £63.000.

### **EPC**

An EPC certificate is available on request.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction with the tenant being responsible for any registration dues or LBTT.

## **FURTHER INFORMATION**

For further information or to arrange a viewing please contact:



Lewis Pentland lewis.pentland@colliers.com 07748 704 734

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: [i] the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute, nor constitute, part of, an offer or contract; [ii] all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, [iii] no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property. December 2023