

TO LET

Industrial / Trade Counter Units

Springkerse Industrial Estate, Munro Road, Stirling FK7 7UU



Units from 900 sq ft upwards
Well Established Business Location
Modern Well Maintained Properties
Flexible Lease Terms
Immediate Entry Available

SCOTT
PROPERTY

Location

The subject premises are located within Springkerse Industrial Estate, Stirling. 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 1 hour travelling time of Stirling.

In addition to the excellent transportation links, Stirling is a centre of historic importance and benefits from approximately four million visitors a year.

Springkerse Industrial Estate is a long-established 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 estate is of general business use, with occupiers including the following: - ATS, Bank of Scotland, Wolseley UK, Dulux, Crown, Ashley Ann, PTS and Howdens. The location plan and aerial photograph show the exact location of the estate.



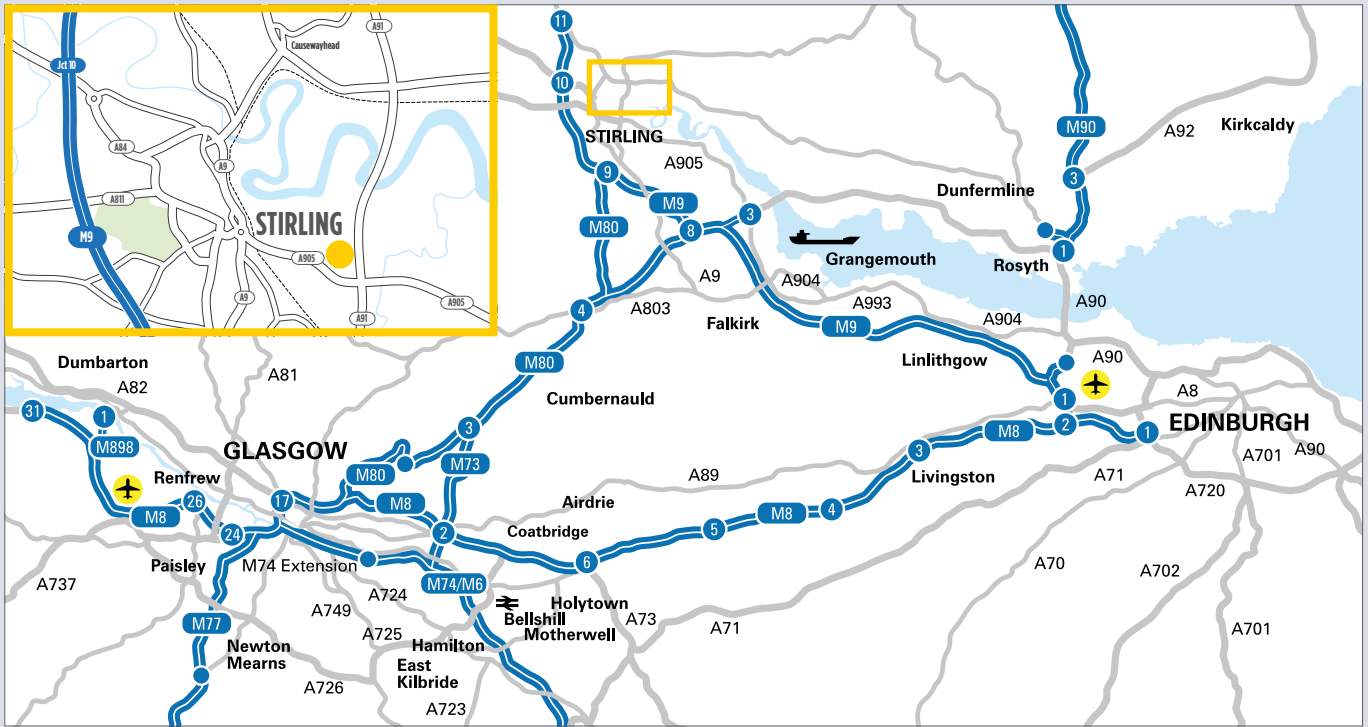
TYPICAL TRAVEL TIME/DISTANCES

City	Rail (Time)	Car (Miles)
Edinburgh	55 mins	35 miles
Glasgow	30 - 40 mins	33 miles
Perth	35 mins	37 miles
Falkirk	17 mins	15 miles
Aberdeen	2 hrs	114 miles

Specification

- Concrete floor
- Vehicle access
- Fluorescent strip lighting
- Translucent roof panels
- Insulated profile clad construction
- WC facilities
- Communal yard and car parking
- 3 Phase Electrical Supply
- Gas Supply





Lease Terms

Each property will be available for immediate occupation on a full repairing and insuring basis.

Service Charge

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

Legal Costs

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

VAT

All rents are quoted exclusive of VAT.

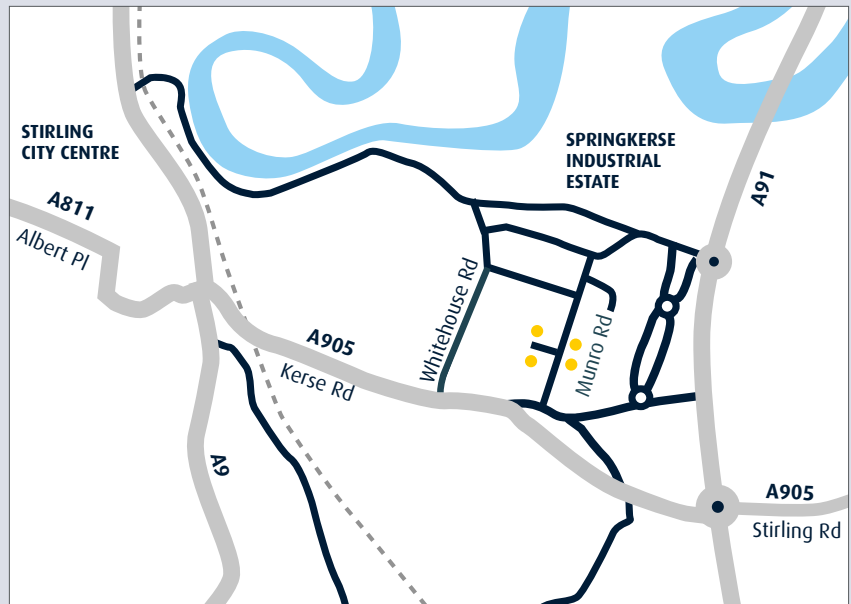
Business Rates

In the usual way the ingoing tenant will be responsible for payment of the business rates to the local authority.

From 1st April 2018 tenants are eligible for 100% relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £15,000 subject to terms and conditions. Further information on the rates payable are available on request.

Viewing

Strictly by appointment through the letting agent.



Availability

For information on availability please contact the letting agents direct.

Further Information

For further information please contact:

Cameron Whyte
cameron.whyte@ryden.co.uk

Hamish Rankin
hamish.rankin@ryden.co.uk

Ryden.co.uk
0131 225 6612