

INDUSTRIAL WORKSHOP, OFFICE/SHOWROOM AND YARD

- > LOCATED IN STIRLING'S PREMIER INDUSTRIAL ESTATE
- > PROMINENT ROAD FRONTAGE ONTO WHITEHOUSE ROAD
- > DEDICATED AND SECURED YARD
- > WORKSHOP: 135.00 SQ.M / 1,453 SQ.FT
- > OFFICE/SHOWROOM: 123.26 SQ.M / 1,327
- > THE SITE EXTENDS TO: 0.32 ACRES.
- > OFFERS OVER: £23,000 P.A

TO LET

21 WHITEHOUSE ROAD, STIRLING, FK7 7SP

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**SHEPHERD**
COMMERCIAL

LOCATION

The subjects are located at the northern end of Whitehouse Road within the well-established Springkerse Industrial Estate. The estate is situated approximately 1.5 miles from Stirling city centre and serves as the main industrial and distribution hub in the city. Surrounding occupiers include both national operators such as Jewsons, B&Q, Enterprise and established local operators.

Springkerse Industrial Estate benefits from access to both the M80 and M9 Motorways, providing connectivity to the major road networks throughout Scotland. Glasgow is approximately 26 miles west, and Edinburgh is approximately 36 miles east. Stirling train and bus stations are located approximately 1 mile to the north.

DESCRIPTION

The subjects comprise an industrial workshop, office/showroom and secured yard. The workshop provides open-plan accommodation and has an eaves height of circa 5.32m, and a full-height sliding steel shutter access door. The office/showroom comprises a single-storey building providing predominantly open-plan accommodation with offices, a kitchenette and WC facilities at the rear.

ACCOMMODATION

The below areas, which have been calculated from on-site measurements, have been calculated on a Gross Internal Area in line with the RICS Code of Measuring Practice (6th Edition).

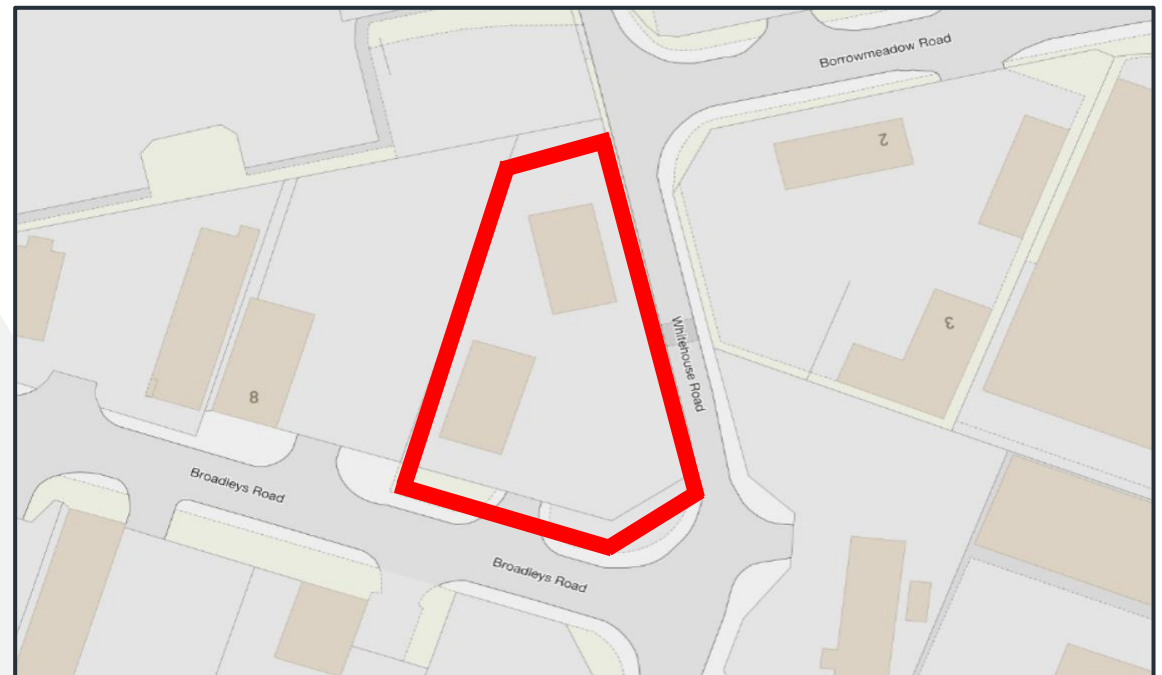
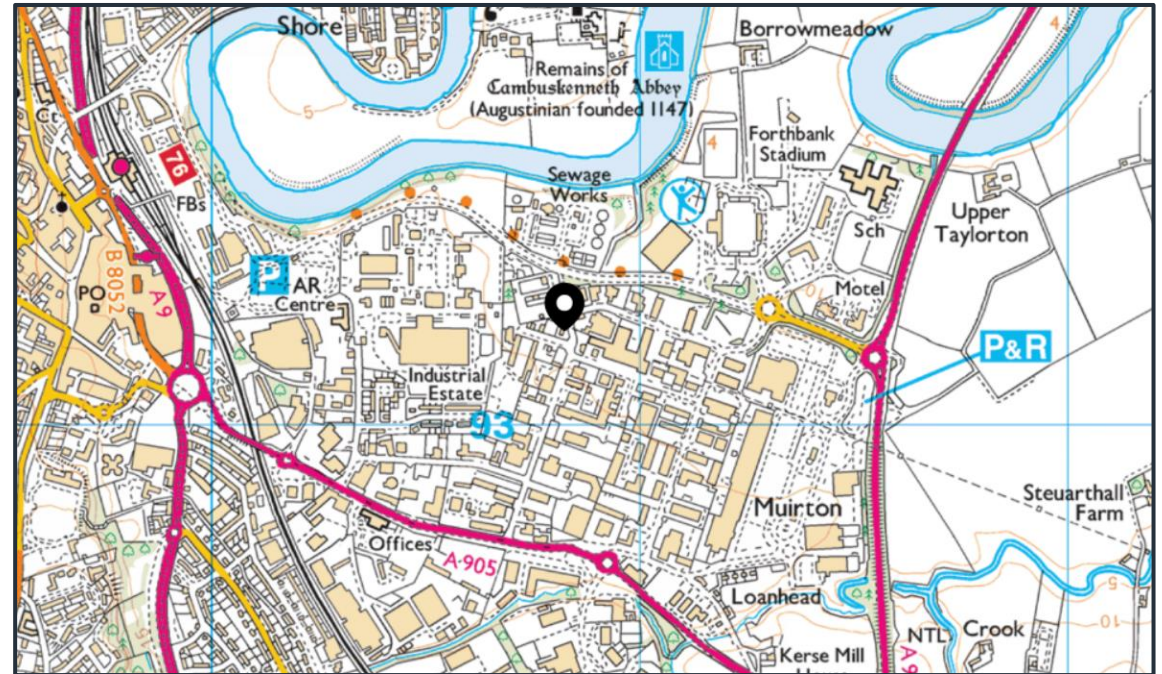
ACCOMMODATION	SQM	SQFT
Warehouse	135.00	1,453
Showroom/Office	123.26	1,327
TOTAL	258.26	2,780

The site extends to 0.32 acres or thereby.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

21 WHITEHOUSE ROAD, STIRLING, FK7 7SP



RENTAL

Our client is inviting rental offers in excess of £23,000 per annum.

RATING

ADDRESS	RATEABLE VALUE
Workshop, 21 Whitehouse Road, FK7, 7SP	£7,300
Garage, 21 Whitehouse Road, FK7, 7SP	£7,200

The rate of poundage for 2023/2024 is £0.498 to the pound.

PLANNING

We understand the subjects were previously used as a workshop and office/showroom for a worktop fitting business, and we have assumed that the subjects will benefit from an unrestricted Class 4, 5 & 6 (business, general industrial and storage/distribution) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Please note that each party is to bear their own legal costs in relation to any letting or transaction. However, the in-going tenant will be responsible for any LBTT, registration dues and any Vat incurred thereon.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN

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