



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

Unit 1, 8 Borrowmeadow  
Road, Stirling, FK7 7UW

## INDUSTRIAL UNIT

- MODERN DETACHED BUILDING
- EXCELLENT TRANSPORT NETWORKS
- 7,390 SQ FT
- FROM £36,000 PER ANNUM
- OFFICE FACILITIES AND WORKSHOP
- WELL INSULATED WITH 5.3M EAVES
- GOOD LEVELS OF PRIVATE PARKING



## LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the southern side of Borrowmeadow Road between its junctions with Whitehouse Road and Munro Road and within Springkerse Industrial Estate.



## DESCRIPTION

The subjects comprise a modern end terraced industrial unit of modern steel portal frame construction with insulated profiled sheet walls and roof. Externally, the property benefits from a large carpark area.

Ground Floor: Provides large open plan workshop space, 3 office rooms, reception area, and w.c. facilities. The floors in the main office areas are overlaid in a carpeted covering whilst the walls are plastered and painted. Vehicular access is afforded through a large electric roller shutter door whilst further pedestrian access is provided at the front and side of the property.

The property benefits from a mezzanine floor area which in the main is of steel framed construction.

## PLANNING

All queries in relation to the use class of the subjects should be addressed to Stirling Council Planning Department.

## FLOOR AREAS

From sizes provided by our client, we understand that the subject property, measured in accordance with the RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice to extend to the following approximate gross internal area (GIA):

Ground Floor: 506.9m<sup>2</sup>/5,456ft<sup>2</sup>

Mez Floor: 179.7m<sup>2</sup>/1,934ft<sup>2</sup>

## PROPOSAL

Offers in the region of £36,000 per annum are invited for a new Full Repairing and Insuring (FRI) Lease.

## EPC

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## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

Vat will be payable on all costs.

## RATING

The current rateable value for the first floor is £38,750.



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

MOBILE 07753 340 113

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