



FALCONER
PROPERTY CONSULTANTS

FOR SALE

Unit 1, 5 Borrowmeadow Road,
Stirling, FK7 7UW

INDUSTRIAL UNIT

- OFFERS OVER £425,000
- 6,244 FT²
- EXCELLENT TRANSPORT NETWORKS
- PRIVATE OFF STREET PARKING
- MODERN DETACHED BUILDING
- LARGE OPEN PLAN WORKSHOP
- OFFICE FACILITIES
- ROLLER SHUTTER DOOR
- GOOD EAVES HEIGHT



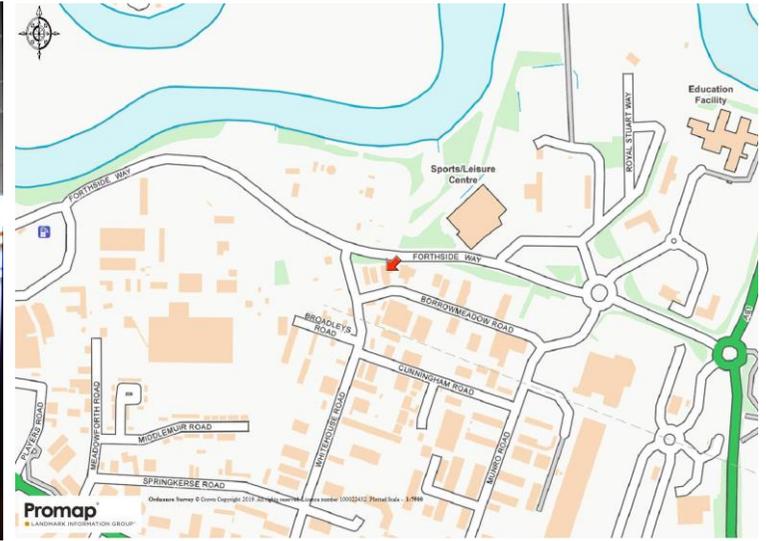
LOCATION

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 northern side of Borrowmeadow Road near to its junctions with Whitehouse Road.



DESCRIPTION

The subjects comprise a modern detached 2 storey industrial unit of modern steel portal frame construction with insulated profiled sheet walls and roof. Externally, the property benefits from a private car parking area.

Ground Floor: Provides large open plan workshop space, 2 office/meeting rooms, kitchen and disabled w.c. facilities. The property benefits from a large 3 phase electrical supply and gas central heating throughout. 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.

First Floor: Provides open plan office / studio space with private kitchen and toilet facilities, Access if provided through a shared hallway.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

580m²/6,244ft²

PROPOSAL

Offers over £425,000 are invited for the Heritable (freehold) interest.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

EPC

D.

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 sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

RATING

Rateable value £32,500.

VAT

All prices, premiums and rents quoted are exclusive of VAT.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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