

TO LET

1st & 3rd Floor Suites,
Wallace House, 17-21 Maxwell Place,
Stirling, FK8 1JU

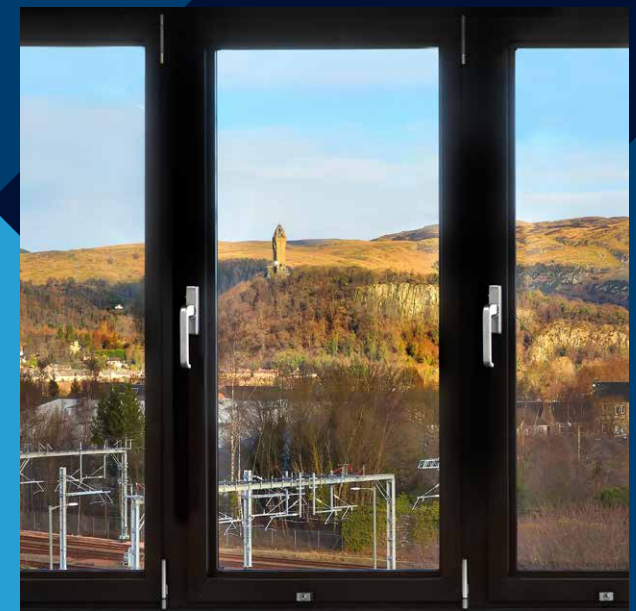
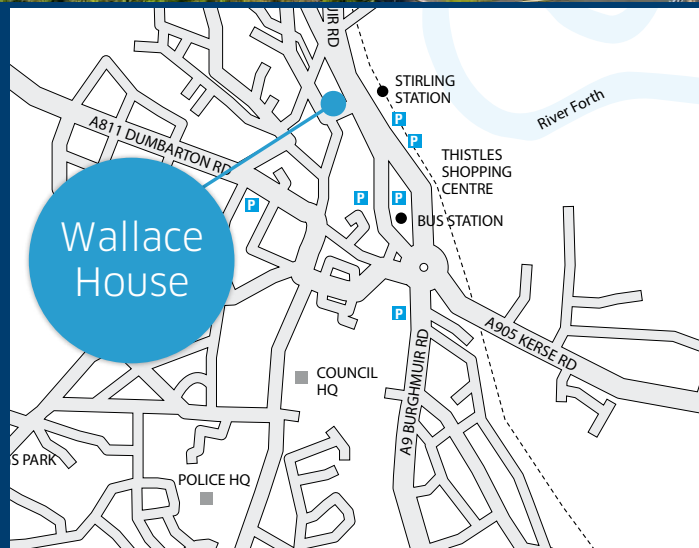
**1,019 sq.ft (94.67 sq.m) &
714 sq.ft (66.3 sq.m)**

- ◆ Fully modernised office suites;
- ◆ New carpeting, ceiling tiles and LED lighting;
- ◆ Recently refurbished common areas;
- ◆ Prominent location in Stirling city centre;
- ◆ Excellent access to local bus and rail stations.



3rd Floor Office





Location & Situation

Stirling is a thriving affluent historic city located at the heart of Scotland's motorway network and is the main administrative and financial centre for the Stirling Council area. Located approximately 30 miles North West of Edinburgh and 25 miles North East of Glasgow, the city is acknowledged as the "Gateway to the Highlands" and benefits from major tourist attractions including Stirling Castle and The National Wallace Monument.

Wallace House sits within a prominent position in the centre of Stirling, at the junction of Maxwell Place and Goosecroft Road.

The surrounding area is of mixed commercial and residential usage with The Thistles Centre, Stirling's prime regional shopping centre, within 5 minutes walking distance of Wallace House. Stirling's principal train and bus stations are located adjacent to the property providing excellent public transport links.

Description

The suites are located on the 1st and 3rd floors of a modern 5-storey building, providing high quality accommodation, together with 2 parking spaces for the 1st floor suite and 4 parking spaces for the 3rd floor suite.

Internally the suites provide modern, open plan accommodation and benefit from gas central heating, perimeter trunking and double glazed windows.

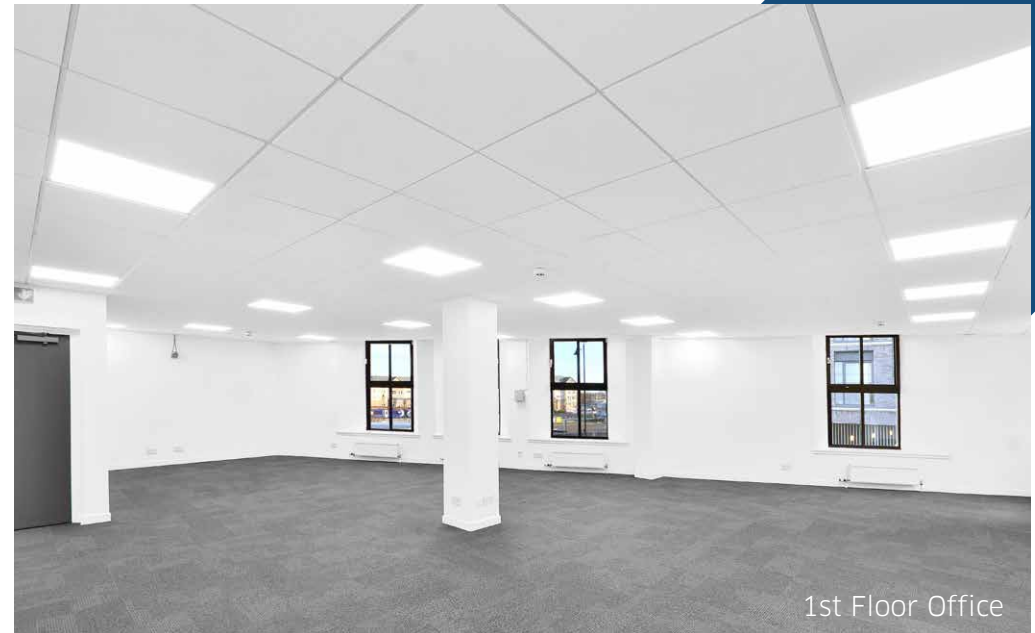
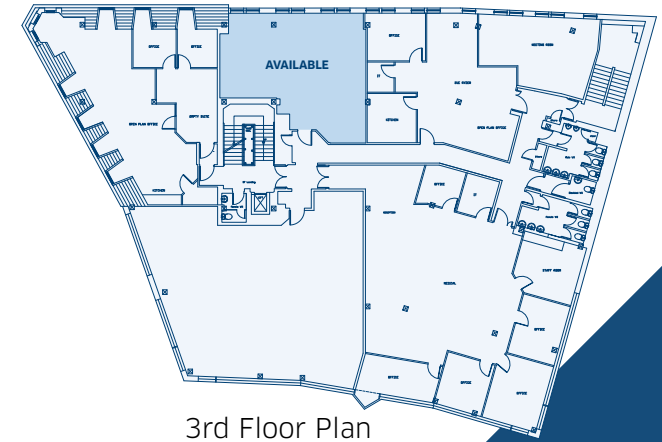
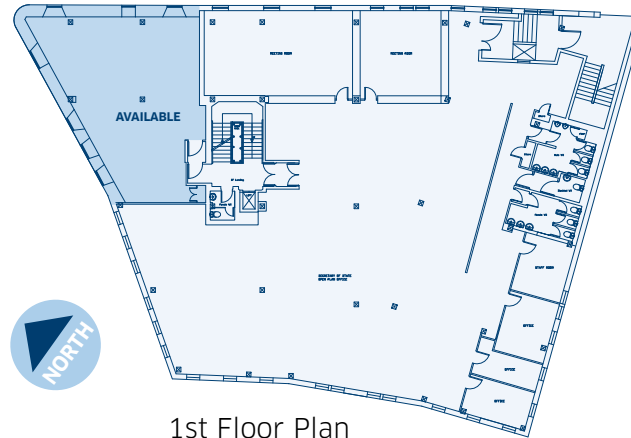
An extensive refurbishment of the suites was undertaken and included new carpeting, ceiling tiles, LED lighting and tea prep areas.

Wallace House is fully DDA compliant and benefits from a passenger lift serving all floors, manned reception and toilet facilities on the communal landings of each floor with shower facilities located on the 3rd floor.

A comprehensive refurbishment of the common areas of Wallace House was recently completed and included upgrading the entrance foyer, stairways and WCs.

Accommodation

From sizes taken on site, we understand that the subject suites, 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 approximate net internal areas (NIA) of 1,019 sq.ft (94.67 sq.m) for the 1st floor suite and 714 sq.ft (66.3 sq.m) for the 3rd floor suite.



Rateable Value

According to the Scottish Assessor's Association website, the subjects have a rateable value of £10,800 for the 1st floor suite, and £16,500 for the 3rd floor suite.

An incoming tenant may qualify for rates relief under the Small Business Bonus Scheme.

Lease Terms

Office are available from £12 psf. A range of incentives are available.

Entry

Immediate entry is available.



1st Floor Office



3rd Floor Office



Reception

VAT

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

EPC

The Energy Performance Certificate rating for Wallace House is C.

Further Information

Sandy Falconer

E: sandy@falconerproperty.co.uk
01786 234 000

Falconer Property Consultants

Stirling Enterprise Park, Players Rd, Stirling FK7 7RP
www.falconerproperty.co.uk



MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Falconer Property Consultants for themselves and for 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 intended purchasers or lessees, and do not 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 Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. Some of the images are included of alternative suites within the building for illustrative purposes.

May 2020.