



FALCONER
PROPERTY CONSULTANTS

TO LET

29 Linden Avenue, Stirling, FK7
7PG

WORKSHOP / INDUSTRIAL SHED

- LEASE FROM £1,500 PCM
- 2,085 SQFT
- PRIME LOCATION IN STIRLING CITY CENTRE
- GOOD ACCESS TO MOTORWAY NETWORK
- SUITABLE FOR A VARITEY OF USES
- OFF STREET 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 north western side of Linden Avenue in close proximity to Burghmuir Road.



DESCRIPTION

The subjects comprise a single storey industrial shed of brick construction. The unit is accessed via a large vehicle access door and benefits from good eaves height.

Internally the unit has a concrete floor with open plan workshop, office and w.c's.

PROPOSAL

Lease from £18,000 per annum for a new FRI lease.

EPC

A copy of the EPC will be available upon request.

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):

193.76m²/2,085ft²

PLANNING

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

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

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

RATING

Rateable value £5,100.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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