



FALCONER

PROPERTY CONSULTANTS

**BLUEPRINT,
LOMOND COURT,
CASTLE BUSINESS PARK,
STIRLING,
FK9 4TU**

TO LET

- SPACES AVAILABLE FROM 155FT²
- EXCELLENT TRANSPORT NETWORKS
- FREE ON SITE PARKING
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- READY FOR IMMEDIATE OCCUPATION
- MANNED RECEPTION
- RECENTLY UNDERGONE FULL REFURBISHMENT

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.

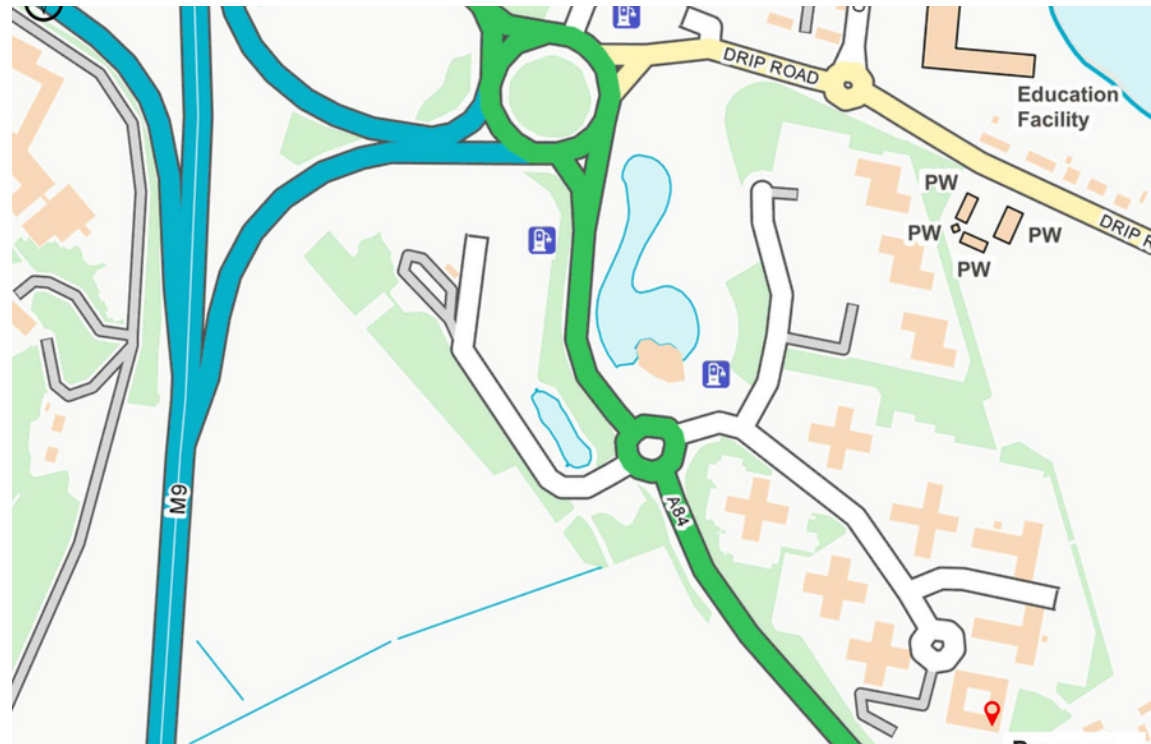
Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are ideally located within Castle Business Park in close proximity to the M9 motorway.

DESCRIPTION

Lomond Court comprises an attractive two storey modern office block surrounding a central courtyard, and forms part of the wider Castle Business Park. The park has excellent transport connections to Stirling City Centre via direct bus routes and cycle paths. Castle Business Park provides pleasant working environment with on site security and leisure amenities.

The available office suites are located on the first floor within the business centre with disabled access via a lift. The business centre benefits from a manned reception, high speed internet, meeting space, communal w.c and kitchen facilities. All office suites are wired for IT and telephone connectivity and are available for immediate occupation. Each suite has recently been refurbished offering a modern professional workspace. The building benefits from free private parking and access to the central courtyard. Shower and bike storage facilities are also located within the building.



PROPOSAL

Lease costs are available on application with incentives available.

Office suites are available on all inclusive terms which includes:

- Rent
- Service charge
- Business rates
- Cleaning
- Manned reception and telephone answering
- 1GB superfast broadband
- Telecoms packages (different options are available)

FLOOR AREAS

Suites currently available to lease range from 155ft² to 433ft² NIA.

EPC

A copy of the EPC will be available upon request.

VAT

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





DISCLAIMER

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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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