



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

Unit 3a, 15 Borrowmeadow  
Road, Stirling, FK7 7UW

## INDUSTRIAL UNIT

- EXCELLENT TRANSPORT NETWORKS
- 1,700 SQ FT
- LEASE FROM £14,000 PER ANNUM
- ROLLER SHUTTER DOOR
- SUITABLE FOR ALTERNATIVE USES
- PRIVATE PARKING
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)



## 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 between its junctions with Whitehouse Road and Munro Road and within Springkerse Industrial Estate.



## DESCRIPTION

The subjects comprise a modern mid terraced ground floor industrial unit of modern steel portal frame construction with insulated profiled sheet walls and roof.

The ground floor provides large open plan workshop space, kitchen area and w.c. facilities. 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.

## PLANNING

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

## 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):

Ground Floor: 157.9m<sup>2</sup>/1,700ft<sup>2</sup>

## PROPOSAL

Lease from £14,000 per annum for a new FRI lease.

## EPC

C.

## 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 property is £8,900.

The property is below the threshold for small business rates relief and as such qualifying occupants may benefit from 100% rates relief. Please contact local rating office for further information.



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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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