



# FALCONER

PROPERTY CONSULTANTS

**SUITE 8, RFL HOUSE,  
ANDERSON STREET,  
DUNBLANE,  
FK15 9AJ**

## TO LET

- FREE OFF STREET PARKING
  - CLOSE PROXIMITY TO M9/A9
  - 100% RATES RELIEF(SUBJECT TO QUALIFICATION)
  - LEASE FROM £8,500 PER ANNUM
  - MODERN FLEXIBLE OFFICE SPACE
  - 1,061 FT<sup>2</sup>
  - SUBSTANTIAL INCENTIVES
- AVAILABLE

## LOCATION

Dunblane is a town in the council area of Stirling in central Scotland. It is a commuter town, with many residents making use of good transport links to much of the Central Belt, including Glasgow and Edinburgh.

The town is served by Dunblane railway station, which has regular services to Stirling, Perth, Glasgow and Edinburgh. It is also a stop on the Caledonian Sleeper from Inverness, and several other long distance trains to Aberdeen, Dundee, Inverness, and even London. Dunblane is the northernmost station of Network Rail's Edinburgh to Glasgow Improvement Program, which includes electrification.

Dunblane is the point at which the M9 motorway ends and joins the A9 dual carriageway north towards Perth.

The subjects are located on the southern side of Anderson Street between its junctions with Atholl Place and Anderson Court.

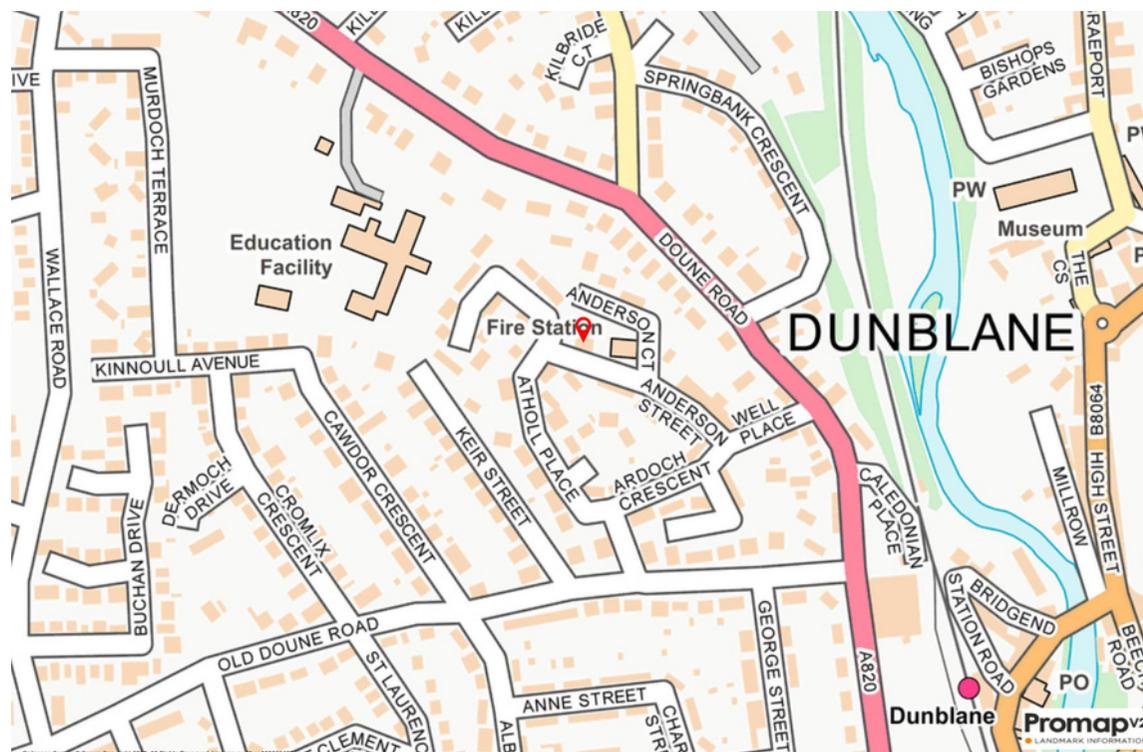
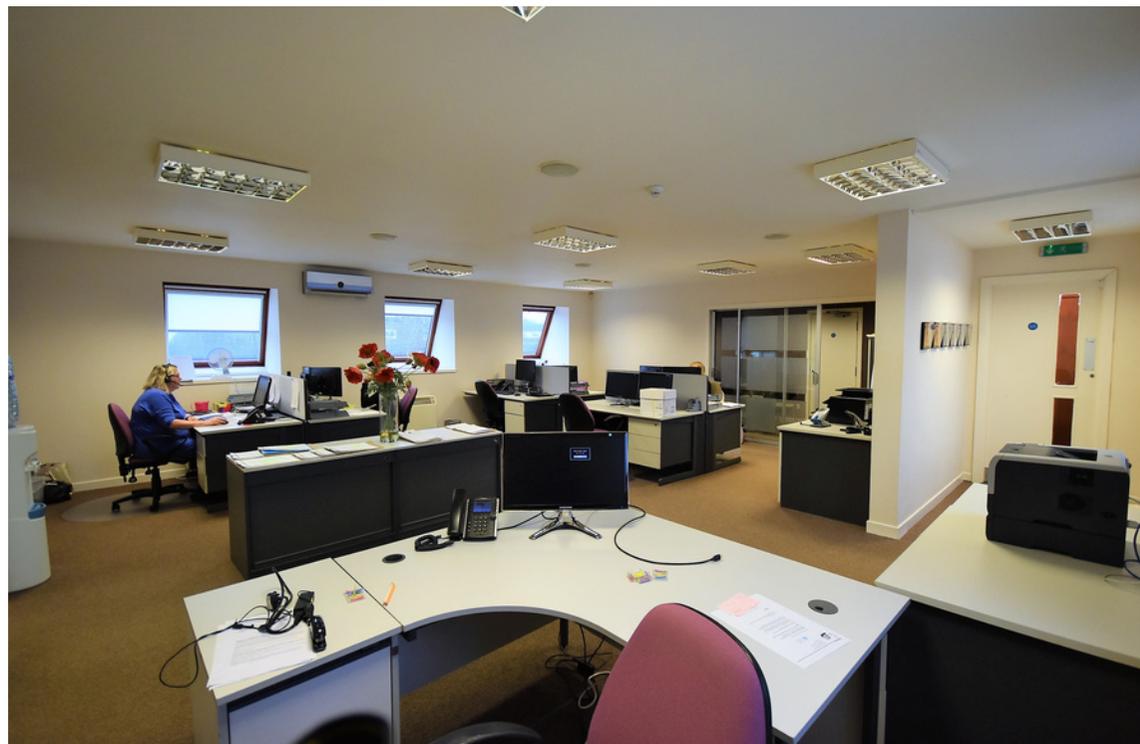
## DESCRIPTION

The subjects comprise a 1st floor office suite contained within RFL House. RFL House is a detached two storey office building of brick construction. Access is provided through the main entrance hall.

The accommodation provides a large open plan office, meeting room and two smaller offices. The subjects benefit from shared reception, w.c. facilities and free off street parking. The suite has been refurbished to a high standard.

## PROPOSAL

Offers of £8,500 per annum are invited for a new Lease. There is a service charge of £221 pcm to cover insurance, water rates, cleaning, alarm and bins. Electricity and telephone charges will be over and above.



## 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 net internal area (NIA):

First Floor: 98.56m<sup>2</sup>/1,061ft<sup>2</sup>

## PLANNING

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

## RATING

Rateable value £10,200.

## EPC

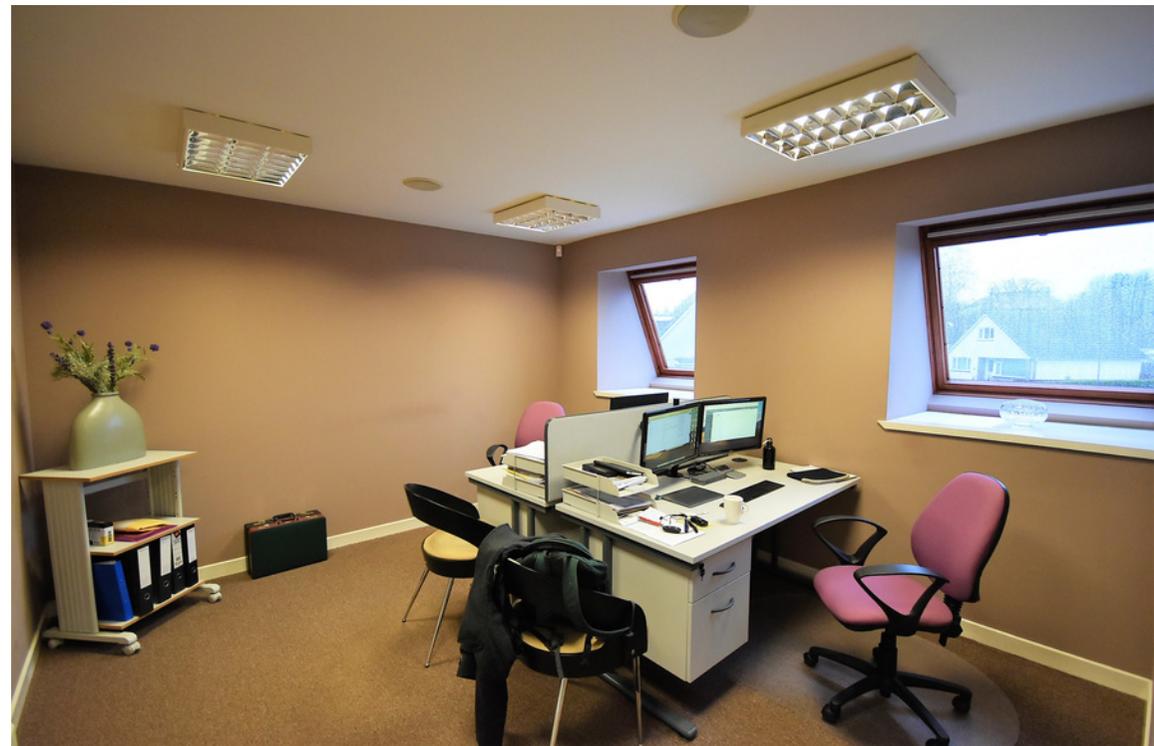
A copy of the EPC will be available upon request.

## 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.

## VAT

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





#### DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact 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: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/leasees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published July 2023



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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

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