



SUITE 4, OCHIL HOUSE SPRINGKERSE BUSINESS PARK

Stirling, FK7 7XE

SUITE 4
OCHIL
HOUSE

- LEASE FROM £61,800 PER ANNUM
- 5,186 FT²
- GENEROUS PARKING PROVISION
- ATTRACTIVE LANDSCAPED SURROUNDS
- ALTERNATIVE USES MAY BE CONSIDERED

[CLICK HERE](#)
to view the walkthrough video



FALCONER
PROPERTY CONSULTANTS

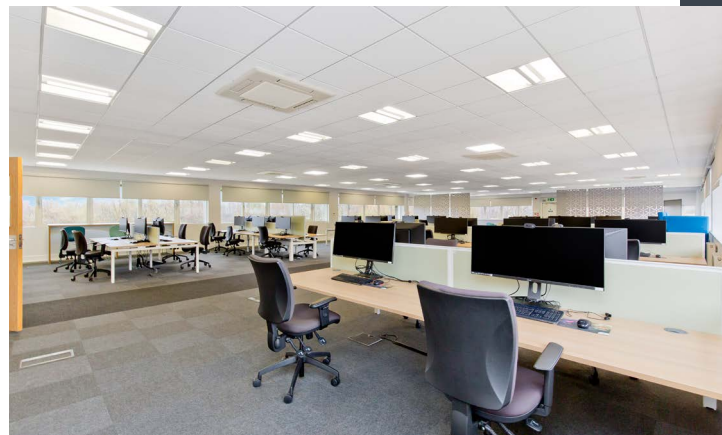


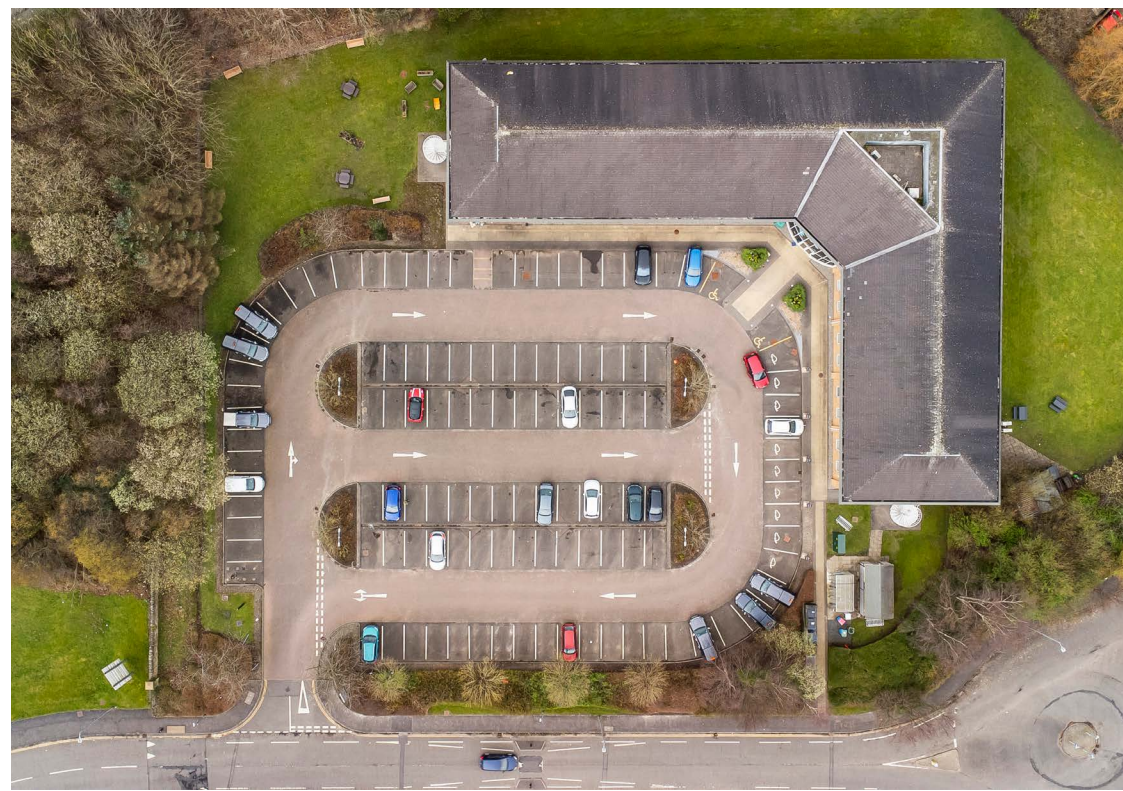
DESCRIPTION

The suite is approached via a bright and airy shared entrance, with stairs or a lift taking you up to the first floor. A welcoming reception/waiting area brings you inside, creating an inviting first impression for visitors and incorporating a useful storage cupboard. From here, you step into the exceptionally spacious and light-filled open-plan office space, with more than enough space for various setups to suit the new business. Currently, the room accommodates multiple rows of desks, semi-separated from a casual meeting/social/relaxation area to one side, where the fire exit can also be found. The suite also boasts a spacious board room, four different meeting rooms of varying sizes, a printer/stationery room, a small kitchenette, and a server room. Externally, there is ample parking available, with several electric vehicle charging points and accessible parking spaces.

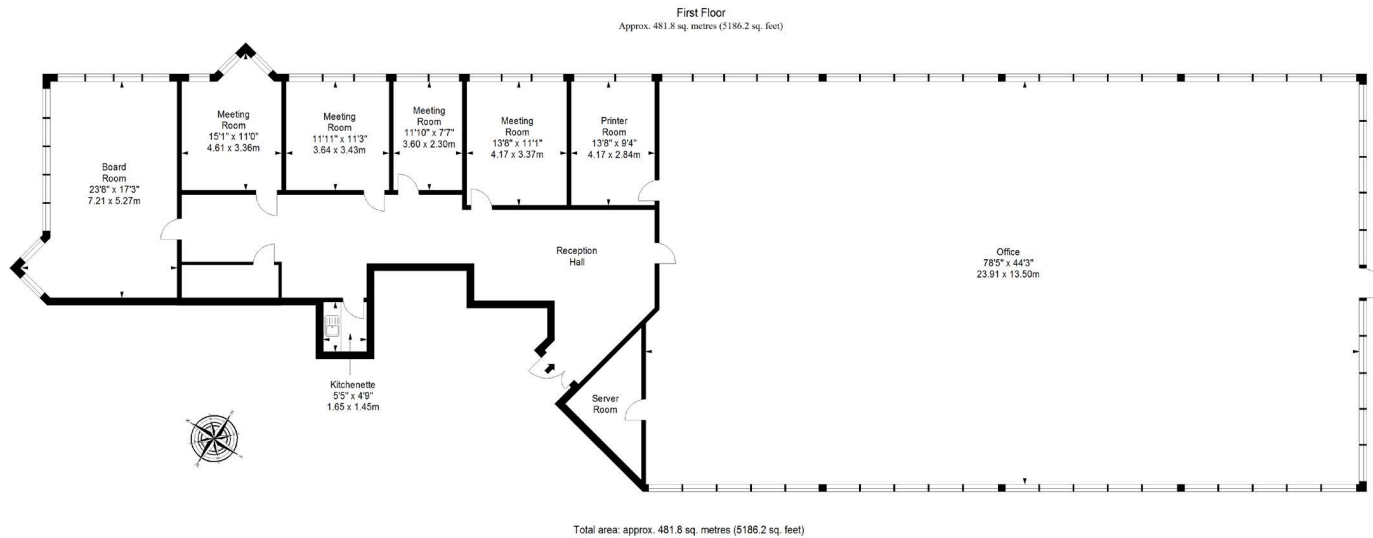
LOCATION

Rich in Scottish heritage, the beautiful historic city of Stirling is famous for its spectacular castle and enchanting medieval Old Town, flanked by cobbled streets. In addition to its ancient streets, the city boasts a bustling modern centre boasting a fantastic range of shopping amenities, including The Thistles Shopping Centre with its range of over 90 retail outlets. Numerous large supermarkets are also located within the city, as well as a variety of cafes, pubs and restaurants. Once a royal hunting ground, the scenic Kings Park is now one of Stirling's most well-loved outdoor recreation areas, featuring a golf course, a skate park, tennis courts and outdoor gym equipment. The city's excellent indoor sports facilities include The Peak at Stirling Sports Village, housing a pool, a climbing wall, an ice rink and a gym. Located in the heart of Scotland's central belt, Stirling enjoys excellent transport links, with Glasgow and Edinburgh both easily accessible.





Floorplan



PROPOSAL - Lease from £61,800 per annum for a new FRI lease.

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):
481.8m²/5,186ft²

EPC - B

RATING - Rateable value £50,500.

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

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 sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.



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