



FALCONER

PROPERTY CONSULTANTS

**UNITS 1 & 2,
DUCKBURN PARK,
STIRLING ROAD,
DUNBLANE
FK15 0EW**

TO LET

- LEASE FROM £17,841 PER ANNUM
- 2,099 FT²
- PRIME LOCATION
- GOOD LEVELS OF PARKING
- VEHICLE LOADING ACCESS
- OFFICE FIT OUT
- READY FOR IMMEDIATE OCCUPATION



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 eastern side of Stirling Road close to Marks & Spencer's Simply Foods.

DESCRIPTION

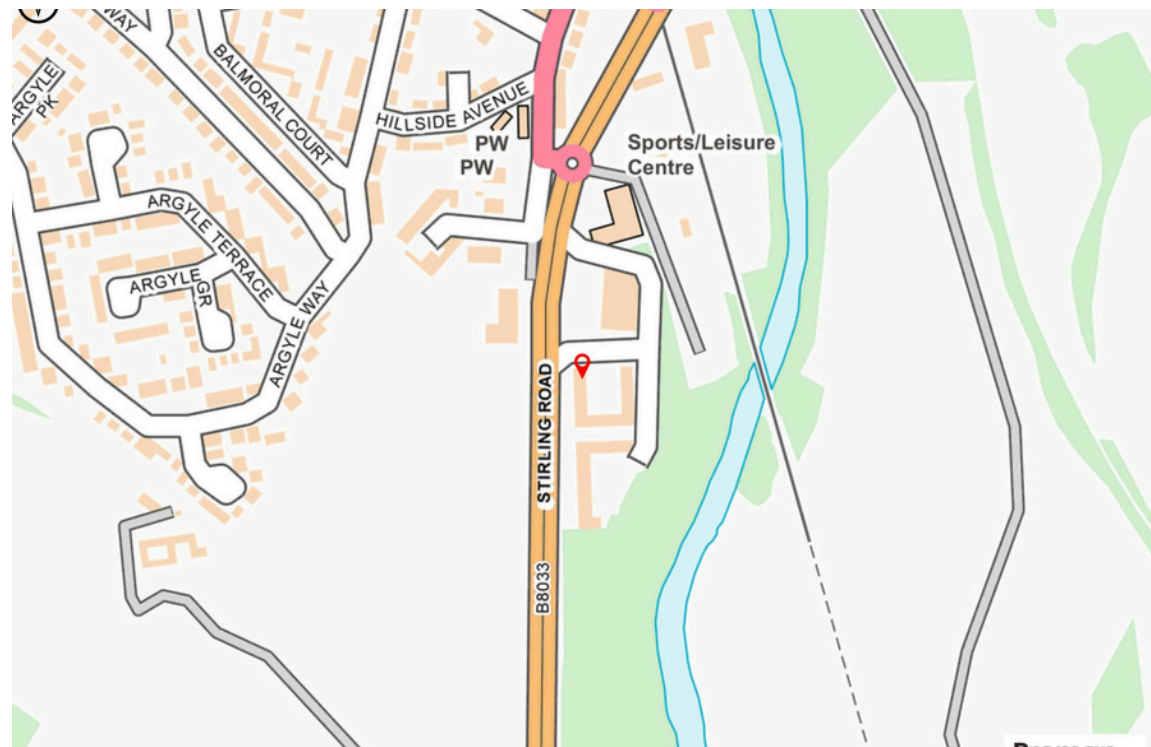
The subjects comprise an end terraced industrial unit of steel portal and brick construction with a profiled sheet roof.

Internally the property has been fitted out as an office with ancillary storage. A large open plan office is provided together with 7 separate office rooms, kitchen area, loading bay area and two w.c facilities.

Good levels of parking is provided outside.

PROPOSAL

Lease from £17,841 per annum.



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):

195m²/2,099ft²

RATING

Rateable value £13,600.

PLANNING

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

EPC

A copy of the EPC is 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/lease 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/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published January 2025.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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