

TO LET



# ARGYLL COURT

First Floor

Castle Business Park | Stirling | FK9 4TT

Various sized suites available up to a maximum of:  
11,381 sq ft (1,057 sq m)

# ARGYLL COURT



Access via M80/M9



35m NE of Glasgow



30m NW of Edinburgh



25m SW of Perth

Bus Stop

Castleview  
Park & Ride

## LOCATION

Stirling is strategically located in the heart of Central Scotland, providing excellent access to Scotland's main cities and towns via the M80 and M9 motorway network. It is approximately 35 miles north east of Glasgow and 30 miles north west of Edinburgh; while Perth is c. 25 miles north east of the city.

Stirling benefits from a catchment area of some 91,000 people, a highly regarded University with 55% of Scotland's population within 1 hour travel time.

The subjects themselves are located within the prominently situated Castle Business Park near the intersection of the M80 and M9 motorways. Castleview Park and Ride is immediately adjacent to the Park while there is a regular bus service to the City Centre/Train Station running every 12 minutes. Castle Business Park provides a fantastic 28 acres landscaped working environment and is the principal business park in the region. A number of major occupiers are already located here including Lex Vehicle, SEPA, NHS Forth Valley, Emblation and Robertson Group.



ARGYLL COURT





## DESCRIPTION

Argyll Court is prominently located at the entrance to the Park and provides a modern, purpose built two storey office pavilion. The building is set over ground and first floor and it is the First Floor which is currently available To Let. Other tenants in the building are Fusion Group, Colleges Scotland and the Scottish Childminding Association.

The 1st floor is currently being split to provide various open plan office suites and our client is prepared to let suites from 123 sq ft (a 2 person office).



River House, Stirling



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## SPECIFICATION

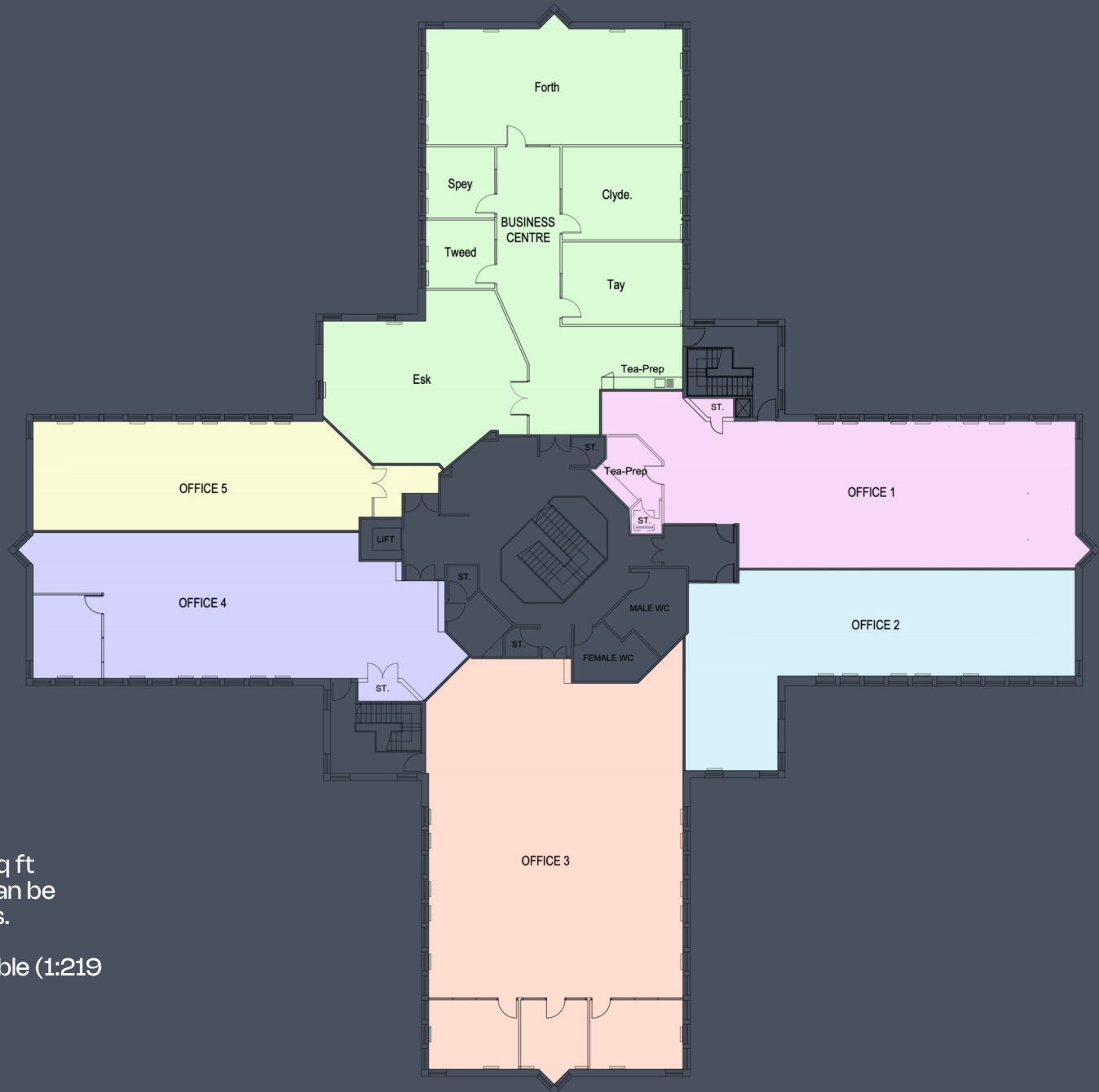
- Existing fit-out in situ
- Gas fired central heating and VRF air-conditioning in part
- Openable windows for natural ventilation
- Suspended ceilings with LED lighting
- New carpeting and redecoration
- Bike Racks & EV Charging Point
- Raised access flooring
- 8 person passenger lift
- Male, female and accessible toilets



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The available accommodation extends to the following approximate net internal areas:

	Sq ft	Sq m
Esk	741	68.9
Tweed	123	11.5
Spey	129	12
Forth	877	73.2
Clyde	293	27.2
Tay	259	24.1
Office 1	1,760	163.6
Office 2	1,303	121.1
Office 3	2,690	250.0
Office 4	1,558	144.8
Office 5	1,008	93.7
Whole Floor	11,381	1,057



The first floor can be let in whole totalling 11,381 sq ft (1,057 sq m) or alternatively the available suites can be combined to accommodate specific requirements.

In addition, there are 52 car parking spaces available (1:219 sq ft) with EV charge points installed.

### **Energy Performance Certificate (EPC)**

The accommodation has an EPC Rating of B.

### **Lease Terms:**

The accommodation is available on new Full Repairing and Insuring (FRI) lease terms.

### **Rent:**

Rent available on request from the joint letting agents.

### **Rates:**

We have been verbally advised by the Rates Authority that the rateable value of the current subjects with effect from 1 April 2023 is **£117,000**. (Each new occupier has the right of appeal against this figure). Based on the higher property rate of 52.4p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£61,308**.

For any of the smaller suites, the rates will need to be reassessed following works. An incoming tenant may also benefit from small business rates relief which could result in no rates being payable.

### **Legal Costs**

Each party is to be responsible for their own legal costs incurred in the transaction.

### **Service Charge**

The building is maintained by that landlord via a service charge and further information is available on request.

### **VAT**

VAT, if applicable, will be charged at the standard rate.



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To arrange a viewing or for further information,  
please contact the joint letting agents:

**Neil McConnachie**

EYCO

07818 062736

[nmconnachie@eyco.co.uk](mailto:nmconnachie@eyco.co.uk)

**Amy Matteo**

EYCO

07873 116816

[amatteo@eyco.co.uk](mailto:amatteo@eyco.co.uk)

**Sandy Falconer**

Falconer Property

07753 340113

[sandy@falconerproperty.co.uk](mailto:sandy@falconerproperty.co.uk)



**ARGYLL  
COURT**

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**Publication Date: January 2025.**



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