



**JUBILEE HOUSE,  
THE BARRACKS,  
FORTH SIDE WAY, STIRLING  
FK8 1QZ**

- LEASE FROM £8,750 PER ANNUM
- 625 SQFT
- READY FOR IMMEDIATE OCCUPATION
- EXCELLENT TRANSPORT NETWORKS
- MODERN OFFICE SUITE
- PROMINENT LOCATION IN STIRLING CITY CENTRE
- RECENTLY REFURBISHED

## 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.

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 eastern side of Forthside Way within walking distance of the railway station and all city centre amenities.

## DESCRIPTION

The suite is located on the ground floor of a traditional 2-storey building of stone construction. The property was completely renovated and converted to office accommodation recently and provides high specification modern offices with the aesthetic benefits and features of a traditional building.

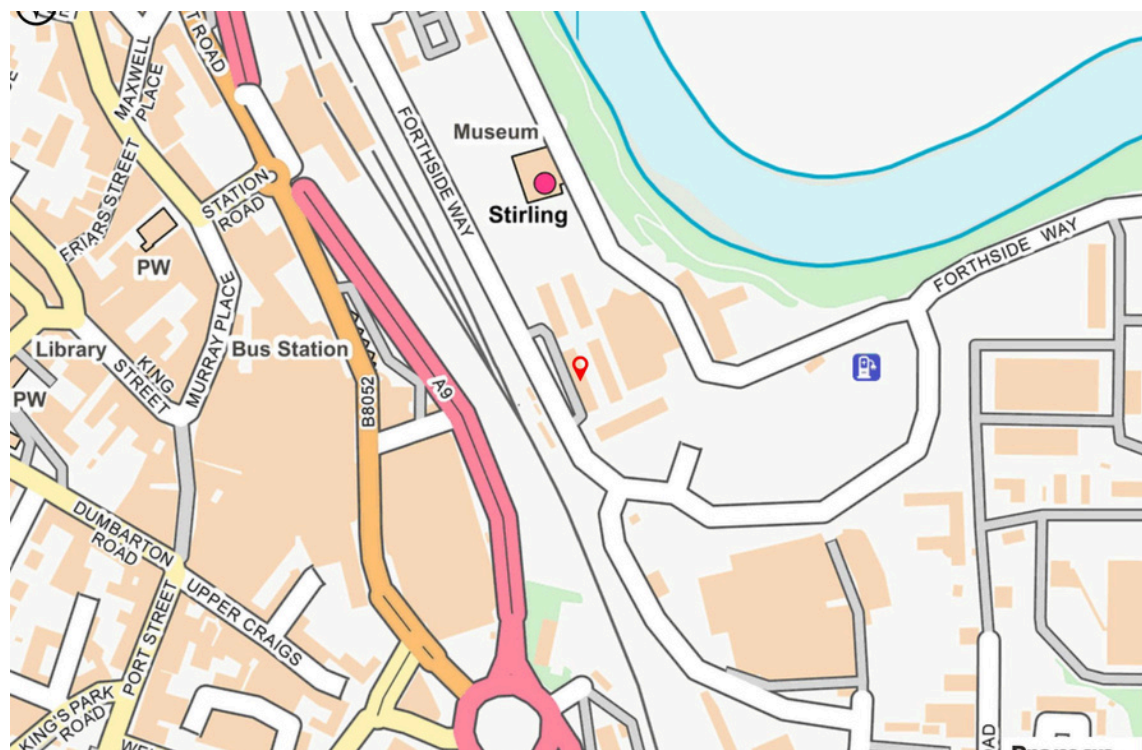
Internally the suite provides an open plan office space, with a separate private office to the rear. The property does benefit from a private entrance door to the front.

Tenants will benefit from use of the large atrium, shared kitchen, w.c facilities and reception/waiting area.

## 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):

58.1m<sup>2</sup>/625ft<sup>2</sup>



## PROPOSAL

Lease from £8,750 per annum for a new FRI lease. A service charge will be payable.

## PLANNING

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

## RATING

Our client proposes to charge an all inclusive rent. All costs will be included within the service charge. A copy of the service charge costings can be provided.

## 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 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.

## VAT

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





#### DISCLAIMER

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# FALCONER

PROPERTY CONSULTANTS


**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

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