



TO LET



FALCONER
PROPERTY CONSULTANTS

**YARD,
PLEAN INDUSTRIAL ESTATE,
PLEAN
FK7 8BJ**

- LEASE FROM £21,600 PER ANNUM
- PRIME LOCATION
- GOOD TRANSPORT LINKS
- READY FOR IMMEDIATE OCCUPATION
- 0.4 ACRE LARGE SECURE SURFACED YARD
- ELECTRIC & WATER ON SITE

LOCATION

Plean is a village in the Stirling Council area of central Scotland, located on the main A9 road linking Stirling to Falkirk. The A9 forms a busy main road with high levels of passing trade.

Springfield Properties have plans to develop circa 3,000 new homes between Stirling and Plean. NHS Forth Valley hospital is located in nearby Larbert.

The subjects are located within Plean Industrial Estate which forms the main industrial estate within Plean.

DESCRIPTION

The subjects comprise a regular shaped yard which extends to approximately 0.4 acres. The site is secured by palisade fencing and is surfaced in a mixture of tarmac and type 1. On site is 1 timber framed workshop, 2 containers, lean to store and modular office building.

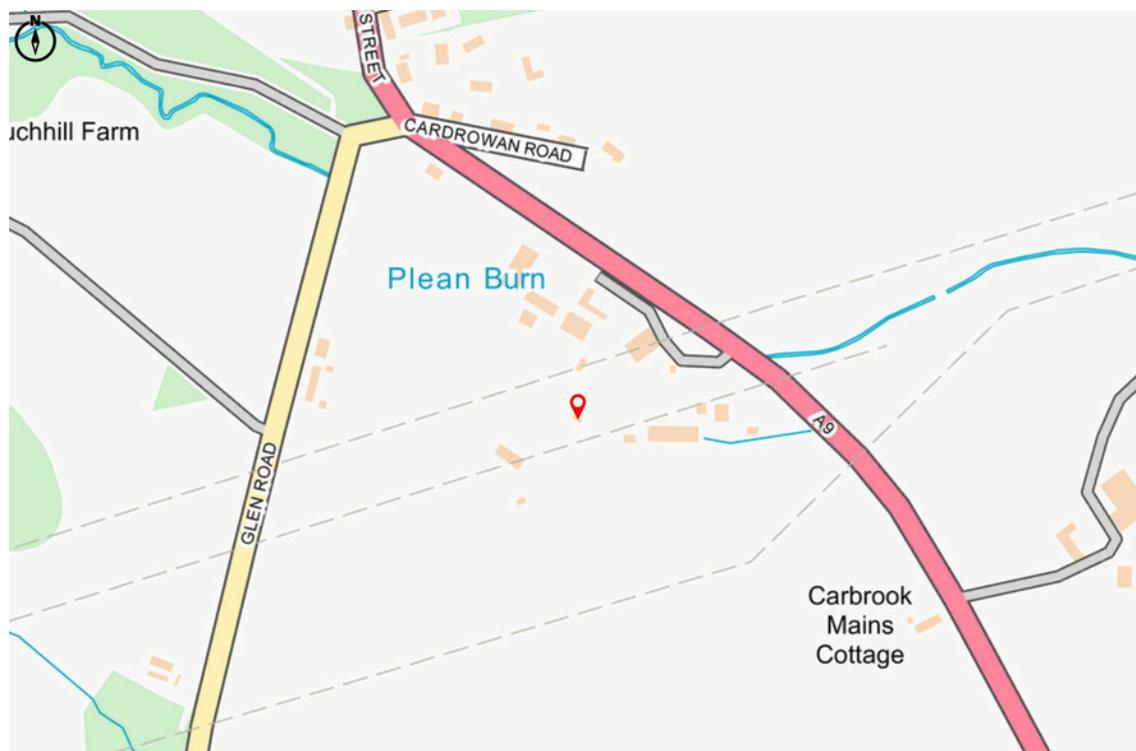
The site benefits from mains supplies of water and electricity. The yard has spot lighting.

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):

Workshop: 30.2m²/325ft²

Office: 28.5m²/307ft²



PROPOSAL

Lease from £21,600 per annum for a new FRI lease.

PLANNING

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

RATING

Rateable value £6,100. 100% rates relief (subject to qualification).

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

N/A.





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 March 2026.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

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