

## MODERN OFFICE ACCOMMODATION

- > OFFICE 2 (FF): 129.71 SQM (1,396 SQFT)
- > FLEXIBLE OPEN PLAN LAYOUT
- > ON-SITE PARKING AVAILABLE
- > IN CLOSE PROXIMITY TO STIRLING UNIVERSITY
- > RENT: £15,000 PER ANNUM

TO LET

### OFFICE 2, LOGIE COURT, STIRLING UNIVERSITY INNOVATION PARK, STIRLING, FK9 4NF

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## LOCATION

The subjects are located within the well-known Stirling University Innovation Park, a hub of academic and business collaboration. The Innovation Park is situated approximately 2.4 miles north of Stirling's city centre, at the base of the prestigious Wallace Monument. Surrounding occupiers include both national operators as well as the Stirling University main campus.

Stirling University Innovation Park, benefits from access to both the M80 and M9 Motorways, providing connectivity to major road networks throughout Scotland. Glasgow is approximately 29-miles west, and Edinburgh is approximately 39-miles east. Stirling train and bus stations are located approximately 2.1 miles to the south. Regular bus services are also available between the campus and the city centre.

## DESCRIPTION

The subjects offer a communal reception area situated on the ground floor, which offers convenient access to the stairwell and lift facilities, ensuring ease of navigation for occupants and visitors.

Internally, the suites are laid out as contemporary open-plan office accommodation. The accommodation is fitted to an attractive standard with fitted carpet, plasterboard lined walls and suspended ceilings, with LED lighting installed throughout.

Each floor is equipped with modern amenities to enhance functionality and comfort, including air conditioning and dedicated staff kitchen facilities. Male and female W/C units are also conveniently located on each floor.

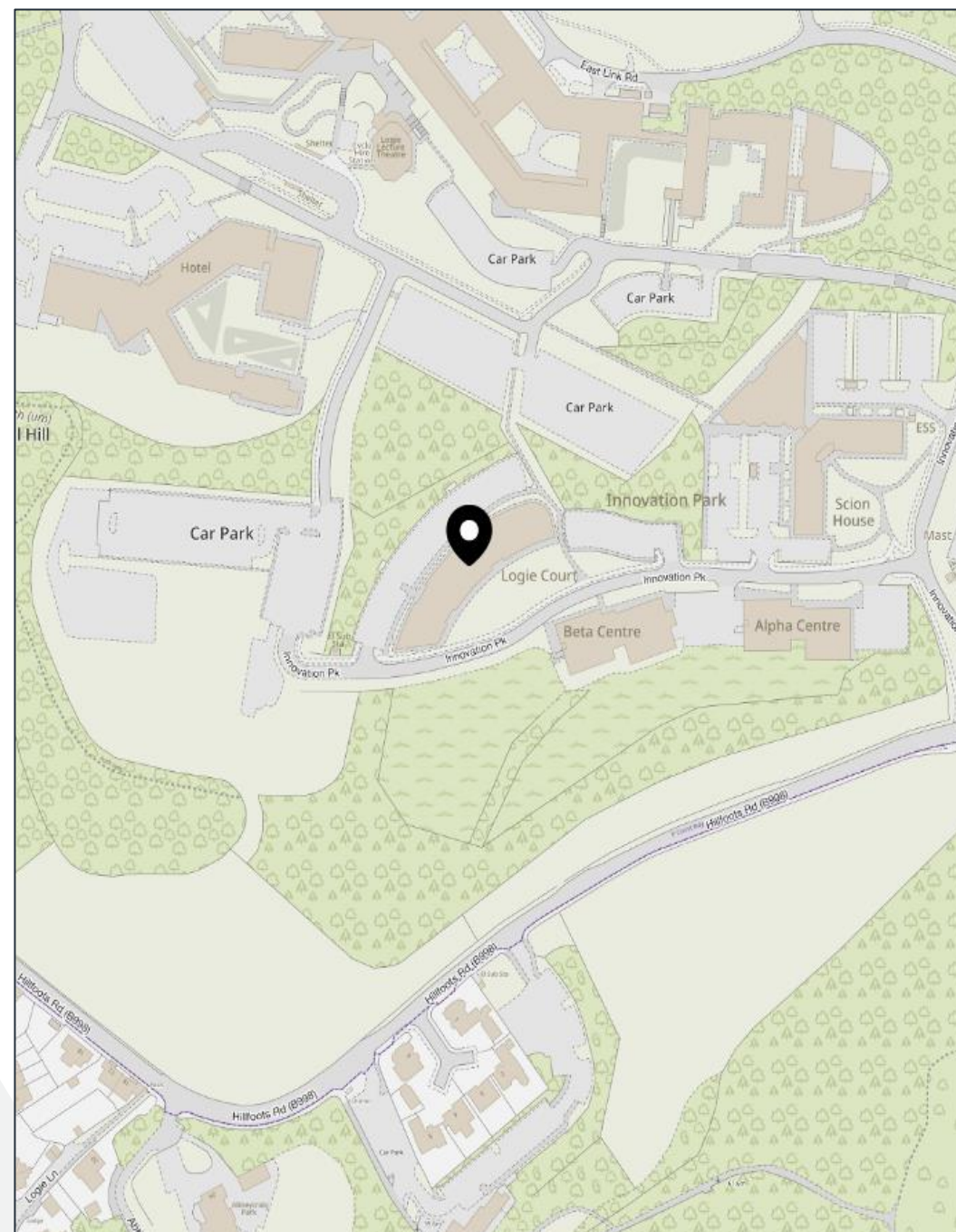
## ACCOMMODATION

The below areas, which have been calculated from on-site measurements, have been calculated on a Net Internal Area in line with the RICS Code of Measuring Practice (6th Edition):

ADDRESS	SQM	SQFT
Office 2, Unit C, First Floor, Logie Court, University Innovation Park, Stirling, FK9 4NF	129.71	1,396

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



## LOGIE COURT, STIRLING UNIVERSITY INNOVATION PARK, STIRLING, FK9 4NF

### RENTAL

Our client is seeking rental offers in the region of £15,000 per annum.

### RATING

The subjects are entered separately into the 2023/2024 valuation roll with rateable values of:

ADDRESS	RATEABLE VALUE
Office 2, Unit C, First Floor, Logie Court, University Innovation Park, Stirling University, Stirling, FK9 4NF	£14,400

The rate of poundage for 2023/2024 is 49.8p to the pound.

### PLANNING

We understand that the property has planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

### EPC

A copy of the Energy Performance Certificate can be made available upon request.

### LEGAL COSTS

Please note that each party is to bear their own legal costs in relation to any letting or transaction. However, the in-going tenant will be responsible for any LBTT, registration dues and any VAT incurred thereon.

### ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors 1<sup>st</sup> Floor, 11 Gladstone Place, Stirling, FK8 2NN**

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J & E Shepherd 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 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLISHED: MARCH 2024**