

# TO LET

## Modern Office Accommodation

Available In Whole Or Separate Units

Flexible Open Plan Layout

Dedicated Car Parking Spaces

In Close Proximity To Stirling University

Flexible Lease Terms & Tenant  
Incentives Available

Office Extends To 236.96 SqM / 2,550  
SqFt

**Rent: From £10,000 PA**



**UNITS AVAILABLE, LOGIE COURT,  
STIRLING UNIVERSITY INNOVATION PARK, STIRLING, FK9 4NF**

**CONTACT:**

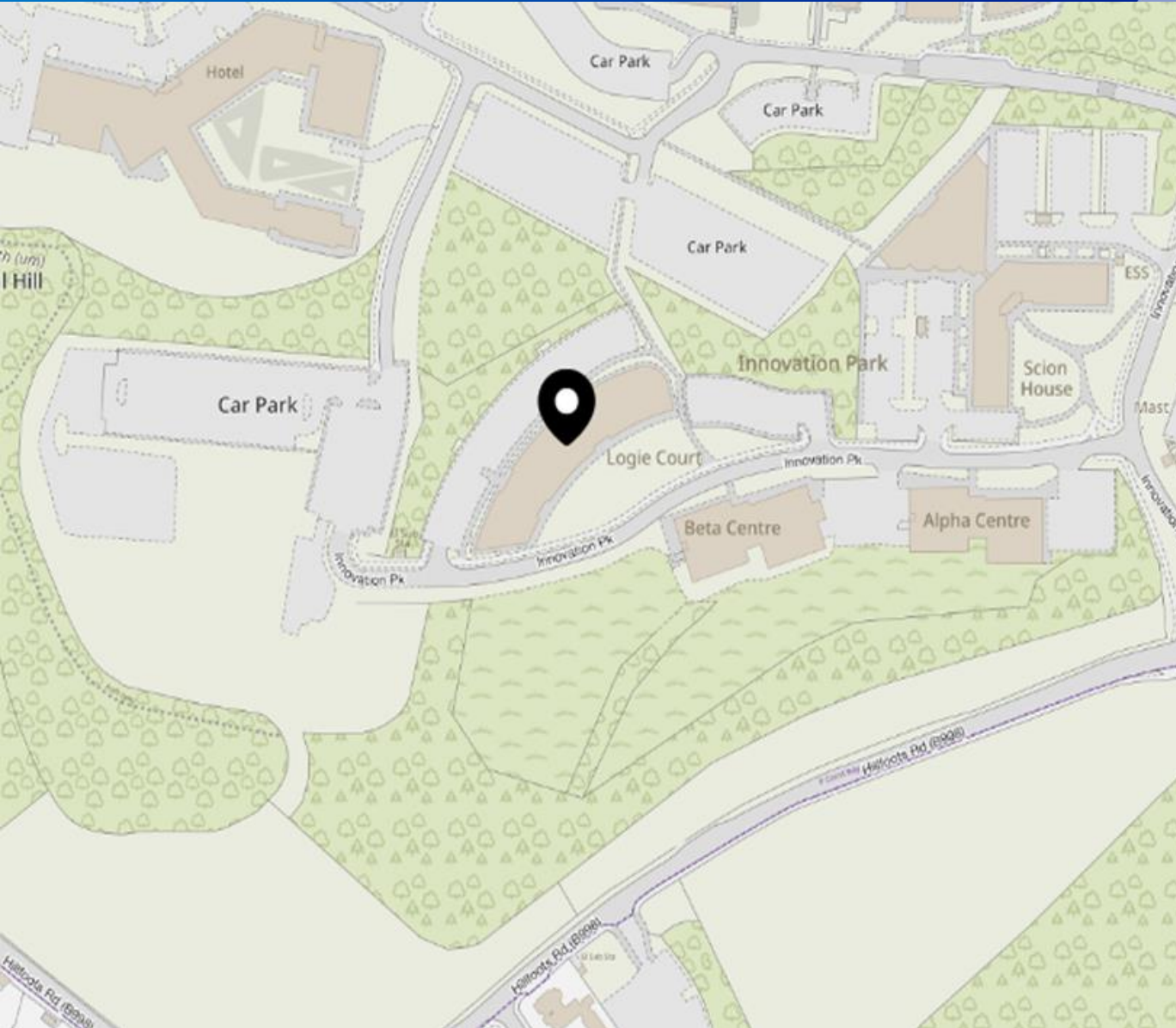
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# Location

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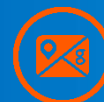


## Location

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.

Modern First Floor Office Accommodation



FIND ON GOOGLE MAPS





# Description

UNITS AVAILABLE, LOGIE COURT,  
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Unit 1



Unit 1



Unit 2



Unit 2

## 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.

Units 1 & 2 are separated by a stunt patrician wall, which can be removed if the incoming tenant requires.

## Accommodation

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	129.71	1,396
Unit 2	107.25	1,154
<b>TOTAL</b>	<b>236.96</b>	<b>2,550</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).



# The Detail

UNITS AVAILABLE, LOGIE COURT,  
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## Rent

Our client is seeking rental offers from £10,000 per annum.

## Use

The premises have been used for office purposes but may be suitable for redevelopment for residential purposes. Purchasers should satisfy themselves with regard to potential redevelopment options.

## Rateable Value

Unit 1 is currently entered into the Valuation roll as of 1<sup>st</sup> April 2024 as a Rateable Value of £14,400.

Unit 2 requires a separate assessment from the Scottish Assessors.

An incoming occupier will have the opportunity to appeal this figure. In addition, rates relief may be available with further information available upon request.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



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. **UPDATED: AUGUST 2024**

## Get in Touch

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

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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 purchase, before the transaction can proceed.

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