

## OFFICE/WAREHOUSE ACCOMMODATION

- > GIA: 332.86 SQM (3,582 SQ FT)
- > LOCATED IN STIRLING'S PREMIER INDUSTRIAL ESTATE
- > MAY SUIT A VARIETY OF USES SUBJECT TO PLANNING
- > 4 DEDICATED CAR PARKING SPACES
- > OFFERS OVER: £25,000 P.A



# TO LET

**UNIT 1, 15 BORROWMEADOW ROAD, SPRINGKERSE INDUSTRIAL ESTATE, FK7 7UW**

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## LOCATION

The subjects are located on Borrowmeadow Road within the well-established Springkerse Industrial Estate. The estate is situated approximately 1.5 miles east of Stirling's city centre and serves as the main industrial and distribution hub in the city. Surrounding occupiers include both national operators such as ScrewFix, Royal Mail, Jewson, and established local operators.

Springkerse Industrial Estate benefits from access to both the M80 and M9 Motorways, providing connectivity to major road networks throughout Scotland. Glasgow is approximately 26-miles west, and Edinburgh is approximately 36-miles east. Stirling train and bus stations are located approximately 0.9 miles to the west.

## DESCRIPTION

The subjects comprise a 2-storey end terraced office/warehouse accommodation. The ground floor provides open-plan accommodation which would be suitable for both office and warehouse use.

At first floor level the subjects provide the main open plan accommodation within which a private office has been formed. In addition, the subjects have the benefit of a ground floor toilet facility as well as significant storage space.

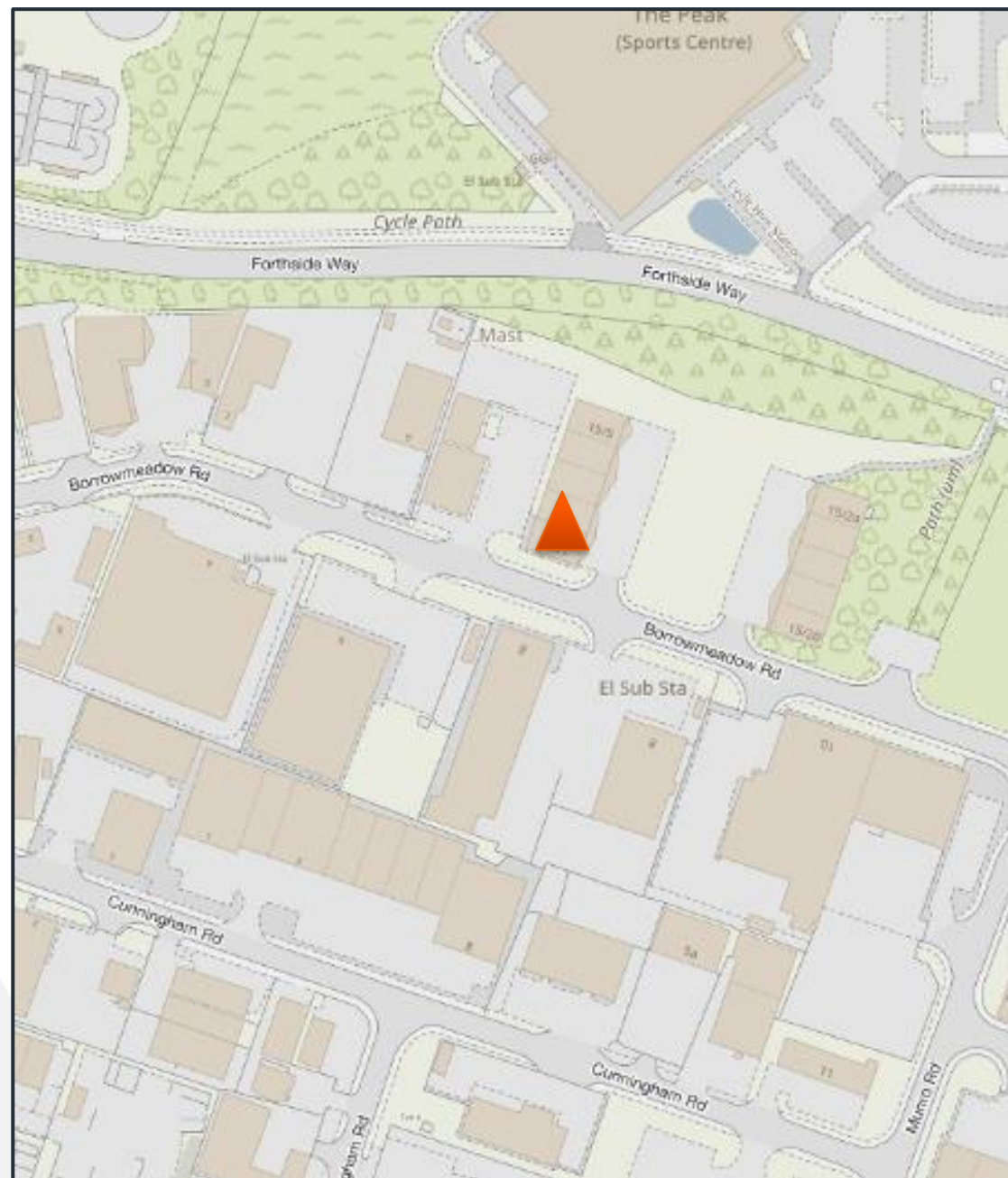
## ACCOMMODATION

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

	<b>SQM</b>	<b>SQFT</b>
Ground Floor	166.43	1,791
First Floor	166.43	1,791
<b>TOTAL</b>	<b>332.86</b>	<b>3,582</b>

## VAT

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



## RENTAL

Our client is inviting rental offers in excess of £25,000 per annum.

## RATING

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

ADDRESS	RATEABLE VALUE
Unit 1A, 15 Borrowmeadow Road, FK7 7UW	£10,400
Unit 1B, 15 Borrowmeadow Road, FK7 7UW	£10,000

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

## PLANNING

We understand the subjects benefit from planning consent for its existing use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## EPC

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

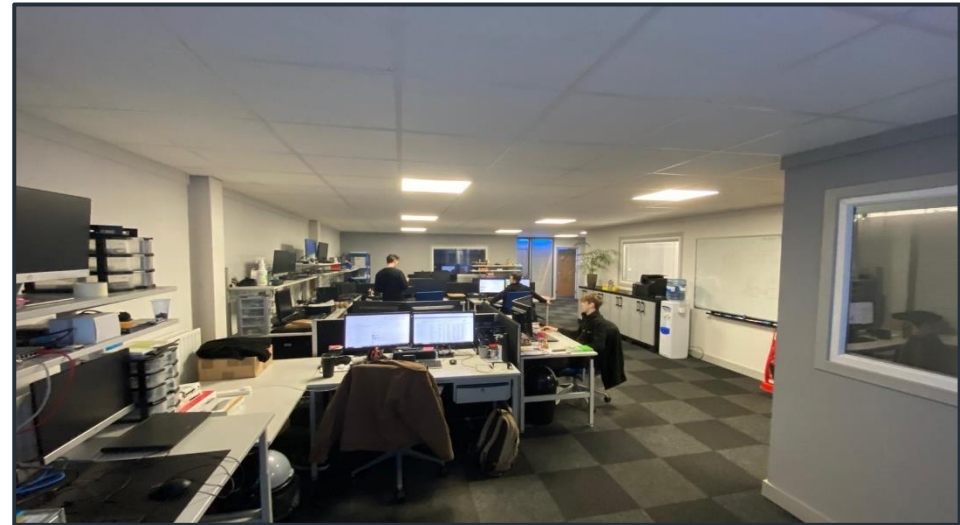
## LEGAL COSTS

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 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 transaction to proceed.

**15 BORROWMEADOW ROAD, SPRINGERSE  
INDUSTRIAL ESTATE, FK7 7UW**



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

**Shepherd Chartered Surveyors 11 Gladstone Place, Stirling, FK8 2NN**

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