# **TO LET**

### **Ground Floor Office** Accommodation

Flexible Open Plan Layout

Car Parking Available

**DDA Compliant** 

Newly Refurbished

NIA 136.94 SqM (1,474 SqFt)

Rent: £12,000 PA



## 2 EARLSGATE LODGE, ST NINIANS ROAD, STIRLING, FK8 2HE

**CONTACT:** 

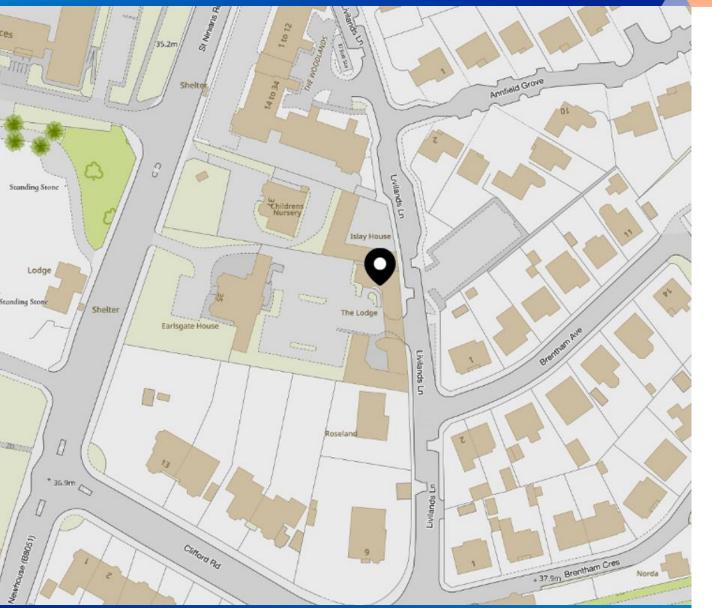
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## **Modern First Floor Office Accommodation**



#### Location

Stirling has an estimated resident population of around 45,000, with the wider Stirling Council area home to approximately 90,000 people. The city is strategically located in the heart of Scotland, adjacent to the M9 motorway, which connects to the M80/M876, offering access to Glasgow (approximately 22 miles southwest) and Edinburgh (approximately 36 miles east).

Stirling benefits from a mainline railway station (Stirling Train Station) located just 1.3 miles from the property, providing regular services to Scotland's major towns and cities.

The property is situated on the southeast side of St Ninian's Road, with access from Livilands Lane to the east. Neighbouring occupiers in the building are primarily office-based, while the surrounding area is predominantly residential.









#### Description

The property comprises the ground floor of a two-storey building constructed with cavity wall brick. Access to the property is available via both a stairwell and a ramp.

Internally, the space features a predominantly openplan layout, along with a storage room, boardroom, and private office areas within the suite.

The property also includes exclusive access to kitchen facilities and a W/C with disabled access. On-site parking is available as well.

#### Accommodation

Accommodation	m²	ft²
First Floor	136.94	1,474
TOTAL	136.94	1,474

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).



#### Rent

Our client is seeking rental offers in the region of  $\pounds$ 12,000 per annum.

#### Lease Terms

The property is available for lease on flexible lease terms.

#### **Rateable Value**

The subjects are currently entered into the Valuation roll as of  $1^{st}$  April 2024 as a Rateable Value of £13,800.

#### **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 ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

### **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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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. **PUBLISHED: AUGUST 2024** 



