

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

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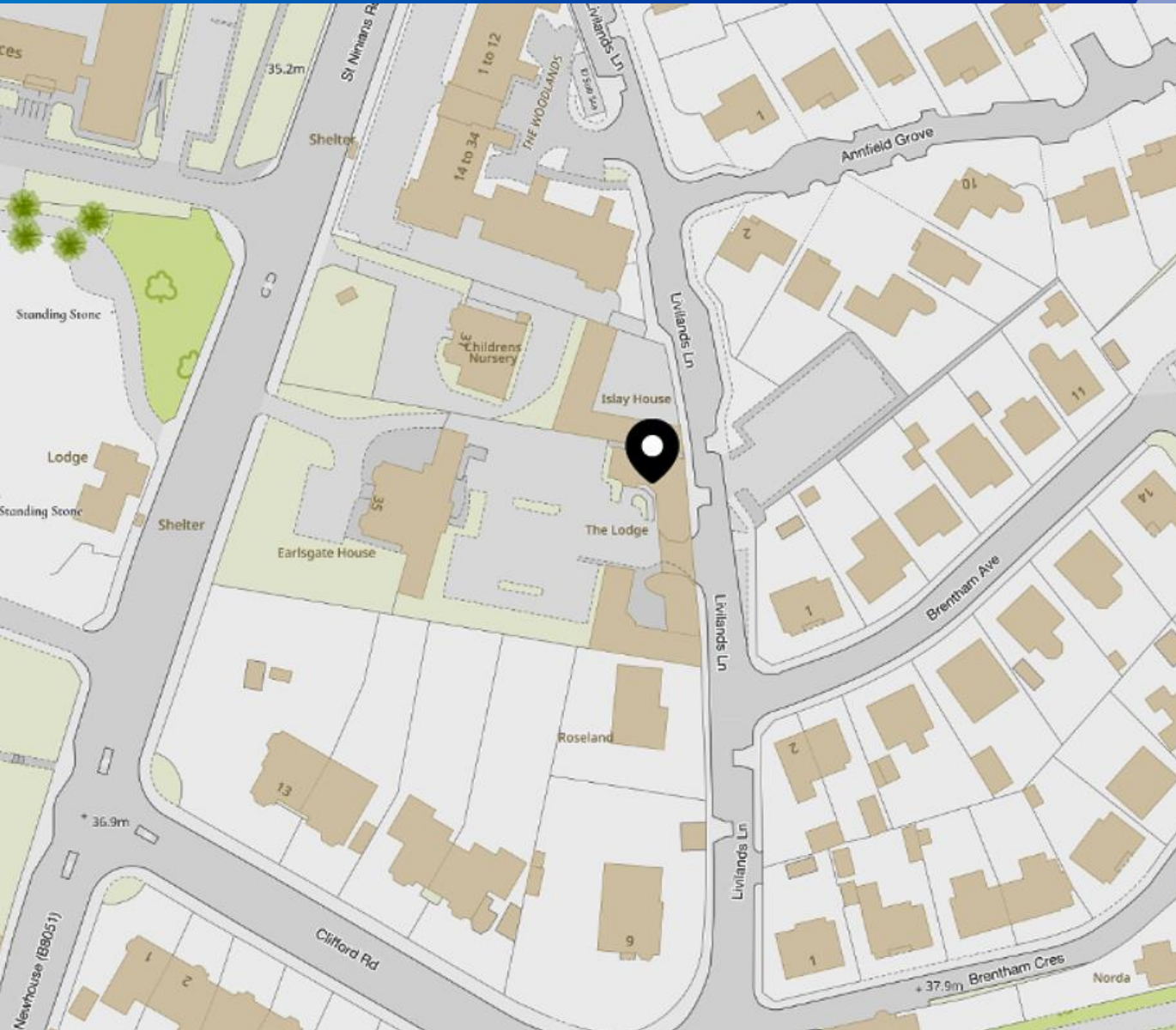
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Location

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



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.

Modern First Floor Office Accommodation



FIND ON GOOGLE MAPS



Description

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



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 open-plan 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	m ²	ft ²
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 (6th Edition).



Rent

Our client is seeking rental offers in the region of £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 1st 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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