

TO LET

Office/Warehouse Accommodation

Located In Stirling's Premier
Industrial Estate

May Suit A Variety Of Uses
(Subject To Planning)

4 Dedicated Parking Spaces To
The Rear

GIA: 332.86 SQM (3,582 SQ FT)

Offers Over: £21,000 P.A



[CLICK HERE FOR A VIRTUAL TOUR](#)



UNIT 1, 15 BORROWMEADOW ROAD, SPRINGERSE INDUSTRIAL ESTATE, FK7 7UW

CONTACT:

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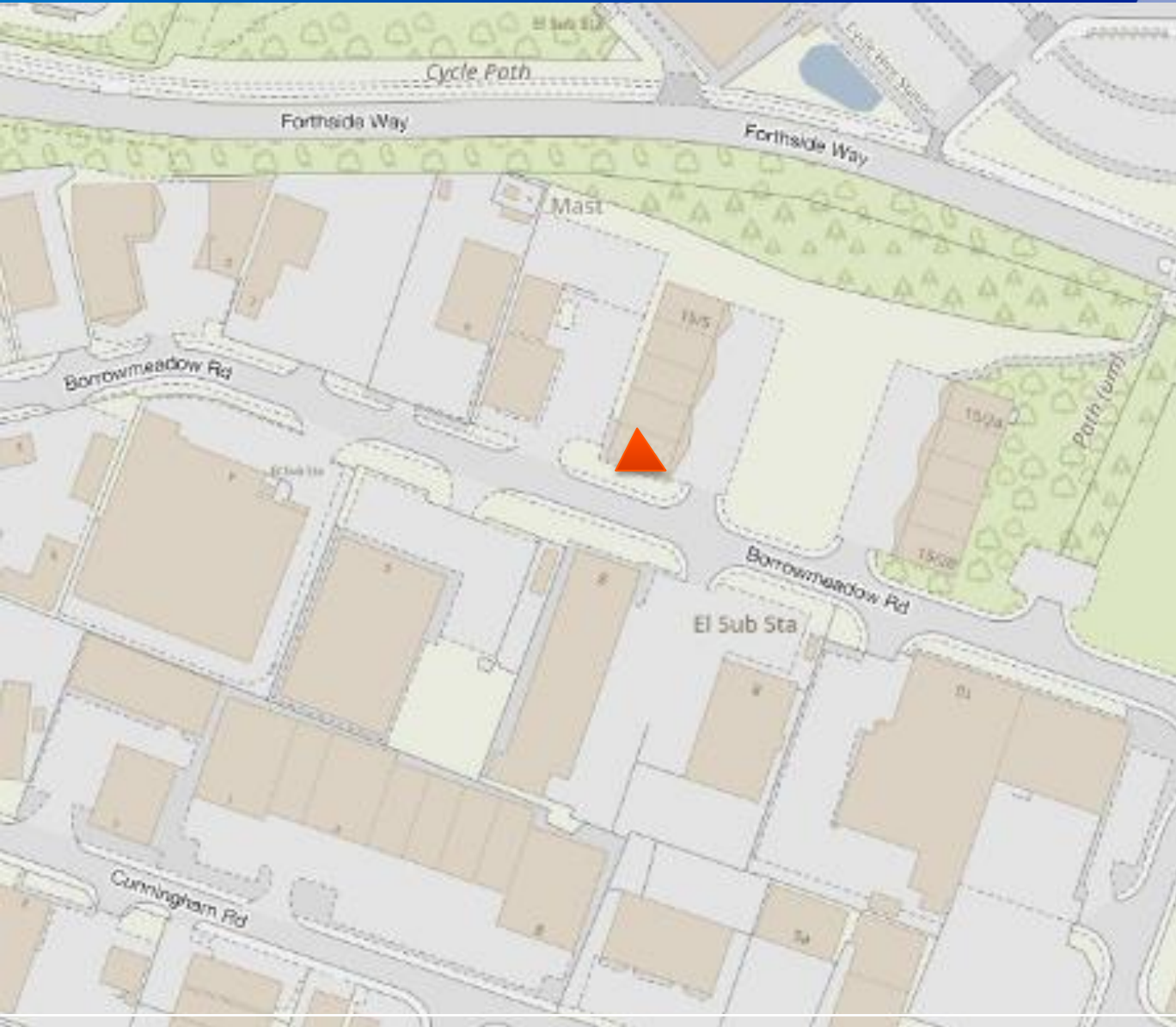
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Location

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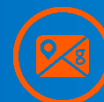


LOCATION

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.

Office/Warehouse Accommodation

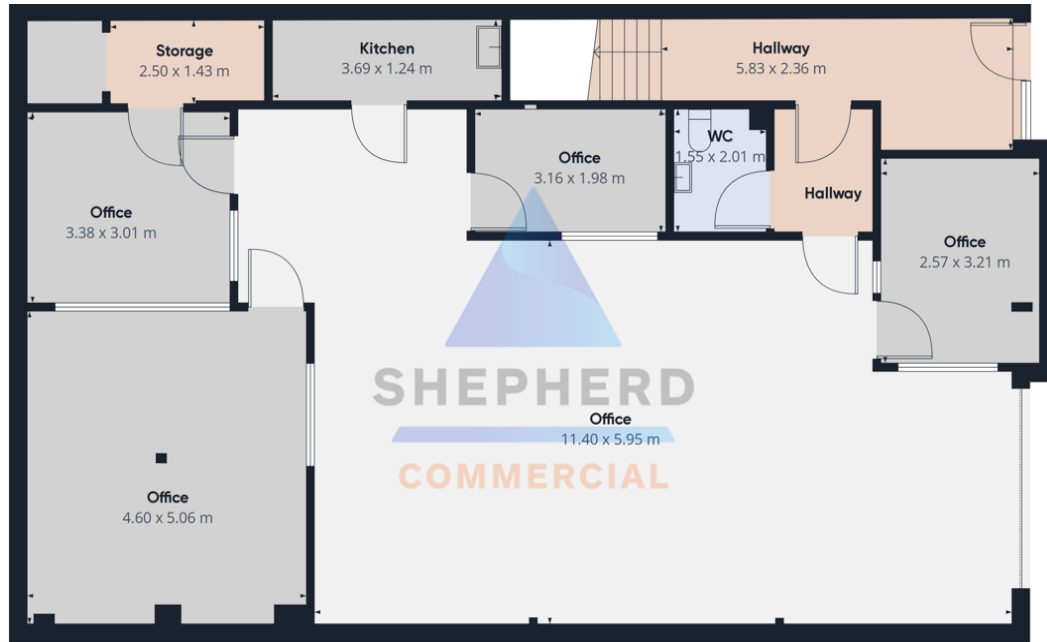


FIND ON GOOGLE MAPS

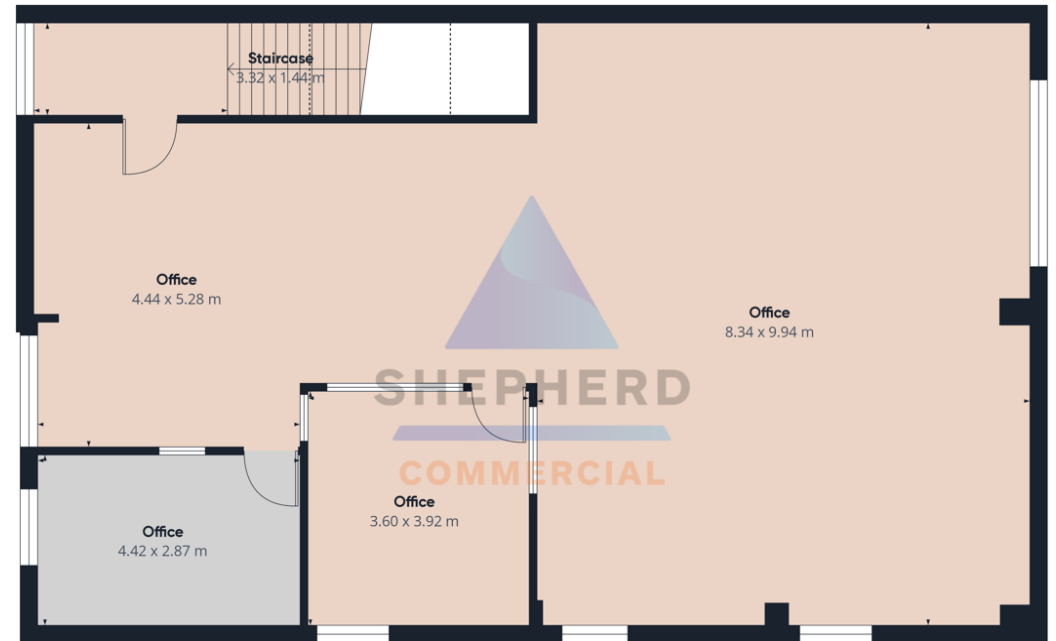


Floor Plans

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



Ground Floor



First Floor



The Detail

UNIT 1, 15 BORROWMEADOW ROAD,
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RENT

Our client is inviting rental offers in excess of £21,000 per annum.

PLANNING

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

Rateable Value

The subjects are entered separately into the 2024/2025 valuation roll with rateable values of:

	Rateable Value
Ground Floor	£10,400
First Floor	£10,000

Accommodation

Accommodation	m ²	ft ²
Ground Floor	166.43	1,791
First Floor	166.43	1,791
TOTAL	332.86	3,582

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).

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.

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.

CAR PARKING

Dedicated car parking is located to the front of the premises and capable of accommodating 4 vehicles

Get in Touch

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

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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. **REVISED: DECEMBER 2024.**

