

ORBC
OCEAN REEF BATHROOM CENTRE

- Wetroom Glass
- Vanity Units
- Toilets
- Furniture
- Mirrors
- Baths
- Radiators
- Enclosures
- Showers
- Suites
- Wetwalls
- Taps
- Tiles
- Trays

Unit 23
15 BORROWMEADOW ROAD
STIRLING, FK7 7UW
Tel: 01763 648911

OceanReef@BathroomCentre.co.uk
Sales@OceanReefBathroomCentre.co.uk

 OCEAN REEF
BATHROOM
CENTRE
Showroom

HEALTH
FITNESS

22

NO PARKING
24 HOUR ACCESS DENIED

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TO LET - OFFICE
FIRST FLOOR,
23, 15 BORROWMEADOW
ROAD, STIRLING, FK7 7UW

- First floor office premises
- May suit a variety of uses
- Well located within the heart of Springkerse Industrial Estate
- Flexible terms available

LOCATION:

The subjects are located on the northern side of Borrowmeadow Road, lying within the heart of Stirling's Springkerse Industrial Estate which is positioned to the east of the city centre, providing convenient access to the surrounding trunk road network as well as junction 9 of the M9.

Springkerse comprises Stirling's principle industrial/business estate, providing accommodation for a range of both national and local occupiers, with those situated in close proximity to the subjects including TWS, Wood Winters and Graham Robertson Electrical.

Stirling itself comprises an important city within central Scotland, lying upon the banks of the River Forth approximately 26 miles northeast of Glasgow and some 30 miles northwest of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities, having a resident population of over 37,000 people.

The location of the subjects are shown on the appended plan.

DESCRIPTION:

The subject comprise office premises arranged over the first floor of a mid-terraced unit which is of steel frame construction having block and insulated profile metal infill walls. The unit is contained under a pitched roof which is also clad in insulated profile metal sheeting.

Access to the subjects is by means of a shared ground floor entrance door which leads to an internal staircase and from there to the main accommodation.

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.

ACCOMMODATION:

First Floor – net internal area – 139.24 sq m (1,499 sq ft)

RATEABLE VALUE:

Under the fresh start scheme eligible parties may be able to occupy the subjects rate free until the end of May 2024.

Thereafter the subjects will require to be re accessed for rates purposes.

LEASE TERMS:

The subjects are offered full repairing and insuring terms, for a period to be negotiated, incorporating rent reviews at appropriate intervals.

RENTAL:

Offers of £12,000 per annum exclusive are sought.

VIEWING:

Strictly by arrangement with the sole letting agents.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL EXPENSE:

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT, registration dues and VAT incurred.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish Legal form to the following offices:

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

EMAIL: michael.mcintyre@dmhall.co.uk
juliet.robertson@dmhall.co.uk

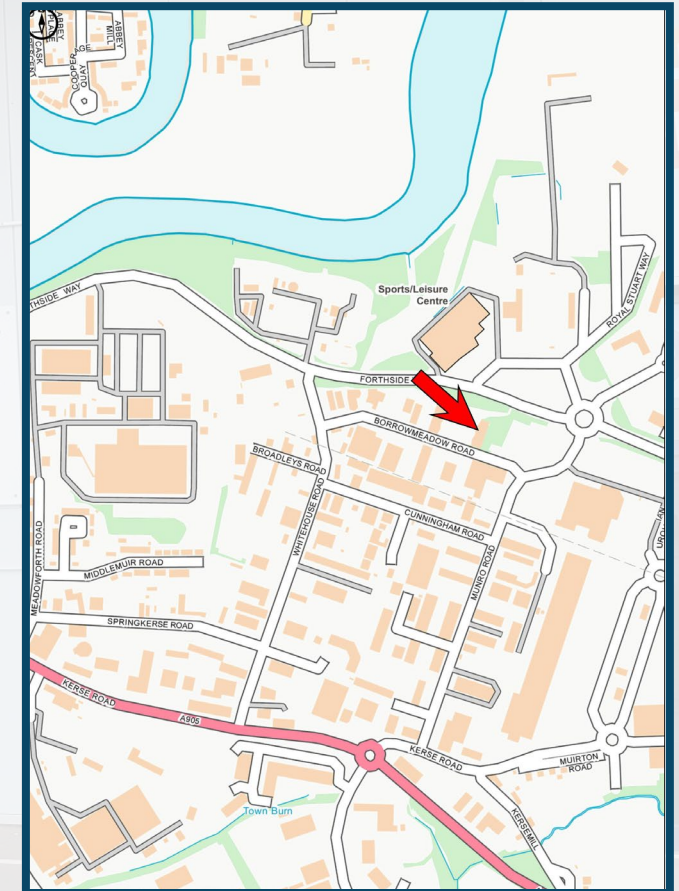
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

DATE OF ENTRY:

By agreement.

Ref: ESA3184

Date of publication: October 2023

**IMPORTANT NOTE**

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