

OFFICE PREMISES

TO LET

1 Logie Road
Stirling

➤ Self contained first floor officesuite.

➤ 107.4 sq.m./1156sq.ft.

➤ Flexible lease termsavailable

DM HALL
CHARTERED SURVEYORS



Commercial Department
Unit 6a, The Courtyard, Callendar Business Park
Falkirk FK1 1XR 01324 628321

LOCATION

The subjects are situated on the western side of Logie Road, to the north of its junction with Aithrey Road, lying to the north of Stirling town centre.

The property lies within an area of mixed commercial and residential usage with nearby occupiers including the Coop, Animal Tails Veterinary surgery and The William Wallace Public House.

Stirling itself comprises an important town within Central Scotland lying upon the banks of the River Forth approximately 26 miles north east of Glasgow and some 30 miles north west 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 30,000 people at the 2001 census.

Stirling's position ensures that the City benefits from excellent communication links with the M9 lying immediately to the west and a mainline railway station providing access to Edinburgh, Glasgow and the north. As such, the City has become a popular commuter location as it benefits from a semi-rural position and excellent accessibility to the remainder of the Central Belt.

The City enjoys a relatively diverse economic base and benefits from two main shopping centres together with a substantial business park and industrial estate. Tourism is particularly important to Stirling during the summer months with large numbers of visitors attracted to the City and its surrounding historic sites and monuments including the Bannockburn Heritage Centre, Stirling Castle and the Wallace Monument.

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

DESCRIPTION

The subjects comprise a first floor office suite contained within a 2 storey stone building which is contained under a pitched and slated roof.

Internally the suite provides a number of private office rooms together with open plan accommodation and appropriate kitchen and toilet facilities.

ACCOMMODATION

We calculate that the subjects provide a net internal area of:-

107.4sq.m. (1156sq.ft.)

RATEABLE VALUE

Having regard to the Scottish Assessors Association website we note that the subjects are entered into the current Valuation Roll at a rateable value of £9,200.

The Small Business Bonus Relief Scheme was introduced on the 1st April 2008 and will remain in force for 2019/2020 and, given the rateable value of this suite, eligible businesses will benefit from 100% discount.

LEASE TERMS

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

RENTAL

Offers over £9000 per annum exclusive are invited.

EPC RATING

F.

OFFERS

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP
Chartered Surveyors
Unit 6a The Courtyard
Falkirk
FK1 1XR
Tel: 01324 628321
Fax: 01324 612147

michael.mcintyre@dmhall.co.uk
rachel.mcall@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.

VAT

All figures quoted are exclusive of any VAT which may be chargeable.

ENTRY

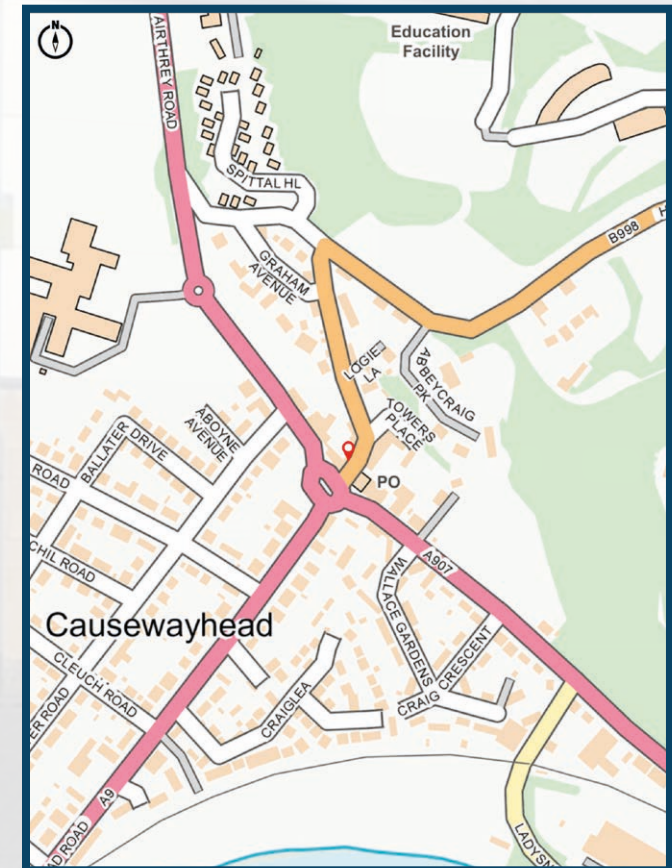
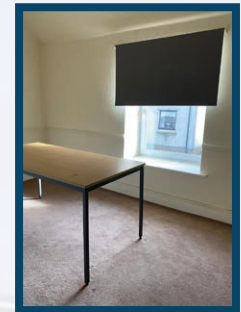
By agreement.

VIEWING

Strictly by appointment through the sole letting agents.

LEGAL COSTS

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



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.