



To Let

Attractive high quality open plan office suite on an established business park environment in central Scotland.

- Established business park location
- IT and phone systems immediately available
- Fully refurbished
- Generous parking provision
- Attractive landscaped surrounds

Lomond Court

Castle Business Park, Stirling, FK9 4TU

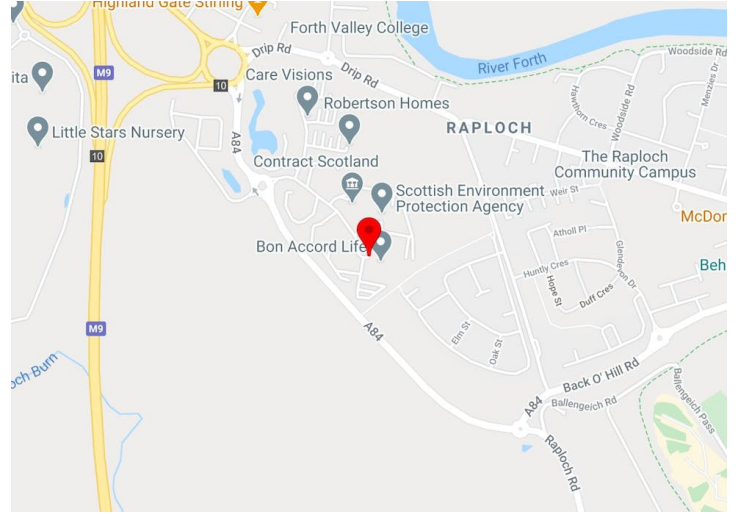
500 to 4,071 sq ft

46.45 to 378.21 sq m

Reference: #41079

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Description

Lomond Court is an attractive two storey modern office pavilion arranged around a central courtyard. The building is occupied over first floor level by a business centre offering additional meeting room and conferencing facilities with other occupiers including Dolby Vivisol and Crom Source. The available accommodation is arranged over part ground floor and is to be refurbished upon current lease expiry.

Accommodation

Floor/Unit	Size	Rent	Rates Payable	Service charge	Availability
Ground	4,071 sq ft	£12.75 /sq ft	£4.13 /sq ft	£7 /sq ft	Available

Specification

The available suite will be refurbished and benefit from:

- Raised access floor
- Super-fast fibre broadband and VOIP phone system immediately available
- Gas fired central heating & double glazing
- Dedicated parking
- Clear floor to ceiling height of 2.

68m

- Suspended ceiling with recessed lighting
- Access to a communal central courtyard
- Cycle racks and shower facilities
- Ample male and female toilet facilities

Terms

The suites are available in whole or in part and our clients are prepared to offer flexible leases on competitive terms.

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Location

Castle Business Park is located between Glasgow and Edinburgh benefiting from excellent access to Scotland's main towns and cities. It is estimated that 55% of the population is within one hour's drive and up to 80% within two hours. Castle Business Park lies in the shadow of Stirling Castle and is adjacent to J10 M9, the motorway intersection between M80 (Glasgow) and the M9 (Edinburgh). Occupiers include Robertson Group, SEPA, Cascade Technologies, Keep Scotland Beautiful and Scottish Ministers.

Local Authority Rates

Some occupiers may be able to benefit from the Small Business Bonus Scheme, receiving full non-domestic rates relief, if their combined Rateable Value of all their premises is £35,000 or less and the Rateable Value of the premises is £15,000 or less. Further details can be provided upon application.

Whilst the incoming tenant will be responsible for the payment of Local Authority Rates the ground floor space may benefit from Fresh Start relief so the incoming tenant may be entitled to a 100% business rates discount for their first year in the premises as it has been empty for at least 6 months and the premises has a rateable value below £95,000.

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