



FALCONER
PROPERTY CONSULTANTS

TO LET

3 Whitehouse Road, Springkerse
Industrial Estate, FK7 7SP

OFFICE SUITES FROM £185 PCM

- UNITS FROM 200 FT²
- FREE ONSITE PARKING
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- EXCELLENT TRANSPORT NETWORKS
- SUITABLE FOR A VARIETY OF USES
- READY FOR IMMEDIATE OCCUPATION



LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

A major new regeneration project on the site of the former port area and the former Ministry of Defence site, adjacent to Stirling Railway Station, is currently underway. Known as Forthside, it has the aim of developing a new waterfront district linked to the railway station via a new pedestrian bridge.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the Western side of Whitehouse Road at its junction with Springkerse Road.



DESCRIPTION

The subjects comprise a single storey building of brick construction.

Each office suite offers a modern space available in move in condition. There are communal w.c's, kitchen/tea prep area as well as the use of a meeting room.

The site benefits from being telecom and IT enabled and free car parking.

For local amenities, Springkerse Retail Park is just a short walk away. Here you'll find a Morrisons supermarket and a range of major stores and eateries. For a full range of amenities, Stirling town centre is just 1 mile away.

FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

18.2m²/196ft² – 28.6m²/308ft²

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

EPC

Block 1 – G.
Block 2 – F.

RATING

The suites are below the threshold for small business rates relief and as such qualifying occupants may benefit from 100% rates relief. Please contact local rating office for further information.

VAT

VAT will be payable on all costs.

PROPOSAL

Lease from £2,220 per annum.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

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