

TO LET

Offices



Laurel House, Laurehill Business Park, Stirling FK7 9JQ



- **Prime Offices To Let**
- **From 209 sq m (2,252 sq ft) to 697 sq m (7,511 sq ft)**
- **Ground and First Floor suites**
- **½ mile from City Centre**
- **Private parking**
- **Established Business Park Location**
- **Rents from £12 per sq ft.**

VIEWING & FURTHER INFORMATION:

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LOCATION

The city of Stirling has a resident population estimated to be in the region of 37,000 and the wider Stirling Council area approximately 100,000. The city benefits from a busy mainline railway station providing regular connections to all of Scotland's main cities. Stirling is well positioned in the heart of Scotland and adjacent to the M90 motorway which links into the M80/M876 providing motorway access to Glasgow, approximately 22 miles to the south and Edinburgh, 36 miles to the east. Nearby occupiers include Central Scotland Joint Valuation Board, Pearson Professional Assessment and Toshiba Medical Systems. Stirling City Centre is situated ½ a mile to the North West and has a wide variety of amenities.

DESCRIPTION

Laurel House comprises a detached 3 storey office building. The suits are newly refurbished, open plan offices with an excellent level of natural light, suspended ceilings, LG7 lighting, lift, and raised floors. There is a good parking ratio, 24 hour access and an onsite building manager.

ACCOMMODATION

We have calculated the net internal floor areas as follows:

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground	Ground floor West	209.21	2,252
First	First floor west	488.56	5,259
Total		697.77	7,511

PRICE

Our client is seeking rental offers over £12 per sq ft

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at the following Rateable Values:- Suite - Ground Floor west and Store £19,300, First Floor West £40,500.

EPC

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VAT

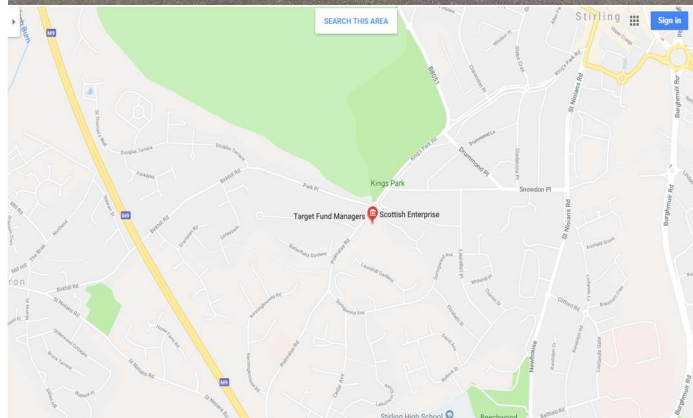
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction.

MONEY LAUNDERING

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 and 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 purchase, before the transaction can proceed.



VIEWING

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

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