



12 Cunningham Road



14 Cunningham Road

TO LET

INDUSTRIAL

12 & 14 Cunningham Road, Stirling, FK7 0HY

Two workshop/warehouse premises

Flexible accommodation with private yardage/parking

Excellent location within the heart of Springkerse business area

To be refurbished

LOCATION:

The subjects occupy a good quality position within the heart of Stirling's Springkerse business estate, lying on the Southern side of Cunningham Road, midway between its junctions with Whitehouse Road and Munro Road.

Cunningham Road forms one of the principal thoroughfares within Springkerse which represents Stirling's principal industrial/business area. As such, the property is located in close proximity to a variety of both national and local operators including Perimeter Systems, Speedy Hire Centres and Campbells Shortbread Ltd.

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.

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

**DESCRIPTION:****12 Cunningham Road**

The subjects comprise an office/workshop premises contained within a detached building, occupying a site of some 0.28 acres. The original workshop/warehouse section is of steel frame construction clad externally in profile metal sheeting while the more modern office building is of rendered brick and block construction contained partly under a pitched roof clad in profile metal sheeting and partly under a flat felt clad roof.

Internally the subjects provide a variety of office, workshop/warehouse and ancillary sections, all of which are finished to an appropriate, modern standard throughout.

The workshop/warehouse area provides an internal eaves height of 3.15 m while the office section benefits from a gas fired central heating system and UPVC double glazed windows.

Externally the subjects have the benefit of private parking to the front of the office building, together with a secure rear loading/yard area which is enclosed by palisade fencing.

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The subjects comprise a detached workshop/warehouse unit which is of steel frame construction, clad externally in profile metal sheeting.

Internally the subjects provide a main workshop/warehouse area together with a crew room and toilet facility.

The subjects provide an internal eaves height of 4 metres with vehicular access by means of a roller entrance door.

Externally the subjects benefit from a secure, surfaced yard/loading area which is enclosed by palisade fencing.

ACCOMMODATION:

We calculate that the subjects extend to the following gross internal areas:-

12 – 528.78 m² (5,692 ft²)

14 – 453.02 m² (4,876 ft²)

RATEABLE VALUE:

Having regard to the Scottish Assessor's website we note that the subjects are entered in the current Valuation Roll as undernoted:-

12 - £32,250

14 - £26,500

LEASE TERMS:

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

RENTALS:

12 - Offers of £31,500 per annum exclusive are invited

14 - Offers of £27,000 per annum exclusive are invited

EPC:

To Be Confirmed

OFFERS:

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

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

Tel: 01324 628321

Fax: 01324 612147

E-mail: michael.mcintyre@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 things quoted are exclusive of any VAT which may be chargeable.

DATE OF ENTRY:

By agreement.

VIEWING:

Strictly by appointment through the sole marketing 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 LBTT (Land and Buildings Transaction Tax), Registration Dues and VAT incurred.

OUR REFERENCE

ESA1531

DATE OF PUBLICATION:

August 2018

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