

**FOR SALE
TO LET**

Bermuda House & Maxxium House

CASTLE BUSINESS PARK, STIRLING FK9 4TS

MODERN OPEN PLAN OFFICES

FROM 10,000 - 40,992 SQ FT (929 - 3,808 SQ M)



Location

Stirling is situated at the heart of central Scotland, providing excellent access to/from Edinburgh, Glasgow and Scotland's other main cities and towns.

The city is home to a wide range of public and private sector organisations including: Prudential, Barbour European, Association of Scottish Colleges, SEPA, Scottish Institute of Sport and Volunteer Development Scotland.

Castle Business Park is located immediately adjacent to Junction 10 of the M9 motorway and approximately 1 mile from Stirling city centre.

In addition to being in immediate proximity to the motorway network, Castle Business Park is well served by the Castle View park and ride which provides regular services (every 25 mins) to the city centre throughout the day with a journey time of approximately 10 minutes.





Occupiers



- 1 **ERSKINE COURT**
International Financial Data Services
- 2 **ARGYLL COURT**
Scottish Further Education Unit
Gladedale Homes
- 3 **SCOTIA HOUSE**
Xafinity
Contract Scotland
Equiniti
- 4 **LOMOND COURT**
Regus Serviced Offices
The Grind Coffee Lounge

- 5 **BERMUDA HOUSE**
- 6 **MAXXIUM HOUSE**
- 7 **ROBERTSON HOUSE**
Robertson Group
- 8 **BREMNER HOUSE**
Police Scotland
Lex
Scottish Environment Protection Agency

- 9 **CARSEVIEW HOUSE**
Forth Valley Health Board
Scottish Ministers
- 10 **STRATHALLAN HOUSE**
Scottish Environment Protection Agency
Keep Scotland Beautiful
- 11 **GLENDEVON HOUSE**
Cascade Technologies



Bermuda House

Bermuda House comprises a modern, two storey open plan office pavilion. The building is arranged around a central core in four wings, providing a highly flexible layout. The property benefits from the following specification:

- Raised access floor

- Suspended ceilings with recessed lighting

- Gas fired central heating

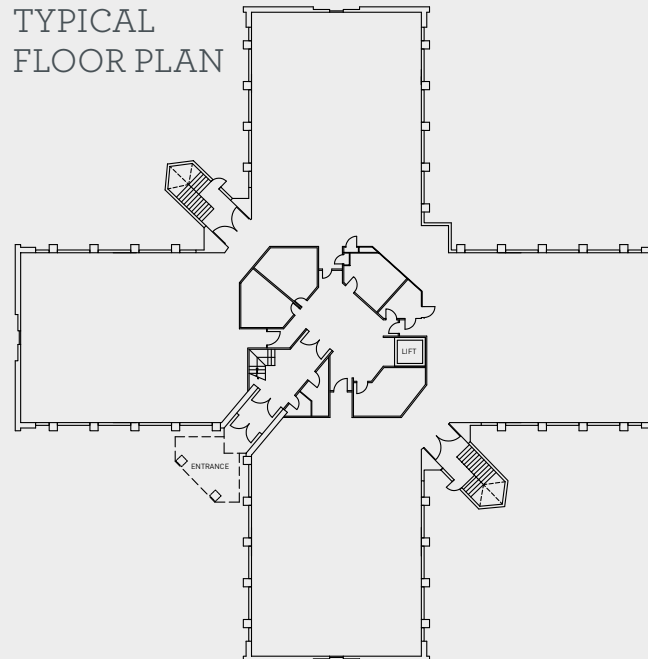
- Dedicated male and female WC's

- Disabled WC's

- On-site cycle storage

- 8 person lift

- Property has an Energy Performance Rating of "D"



Space plans are available upon request.



Accommodation

The building has been measured in accordance with the RICS Code of Measuring Practice with the net internal areas set out below. Bermuda House benefits from an exceptional parking allocation. Bermuda House benefits from an exceptional car parking allocation with 100 on-site car parking spaces available, providing a ratio of 1: 205 sq ft.

FLOOR	SQ FT	SQ M
Ground	10,000	929
First	10,496	975
Total	20,496	1,904



Maxxium House

Maxxium House comprises a modern, two storey open plan office pavilion. The building is arranged around a central core in four wings, providing a highly flexible layout. The landlord will offer the premises in Cat-A condition/standard to include the following specification:

Raised access floor

Suspended ceilings with recessed lighting

Gas fired central heating

Dedicated male and female WC's

Disabled WC's

On-site cycle storage

8 person lift

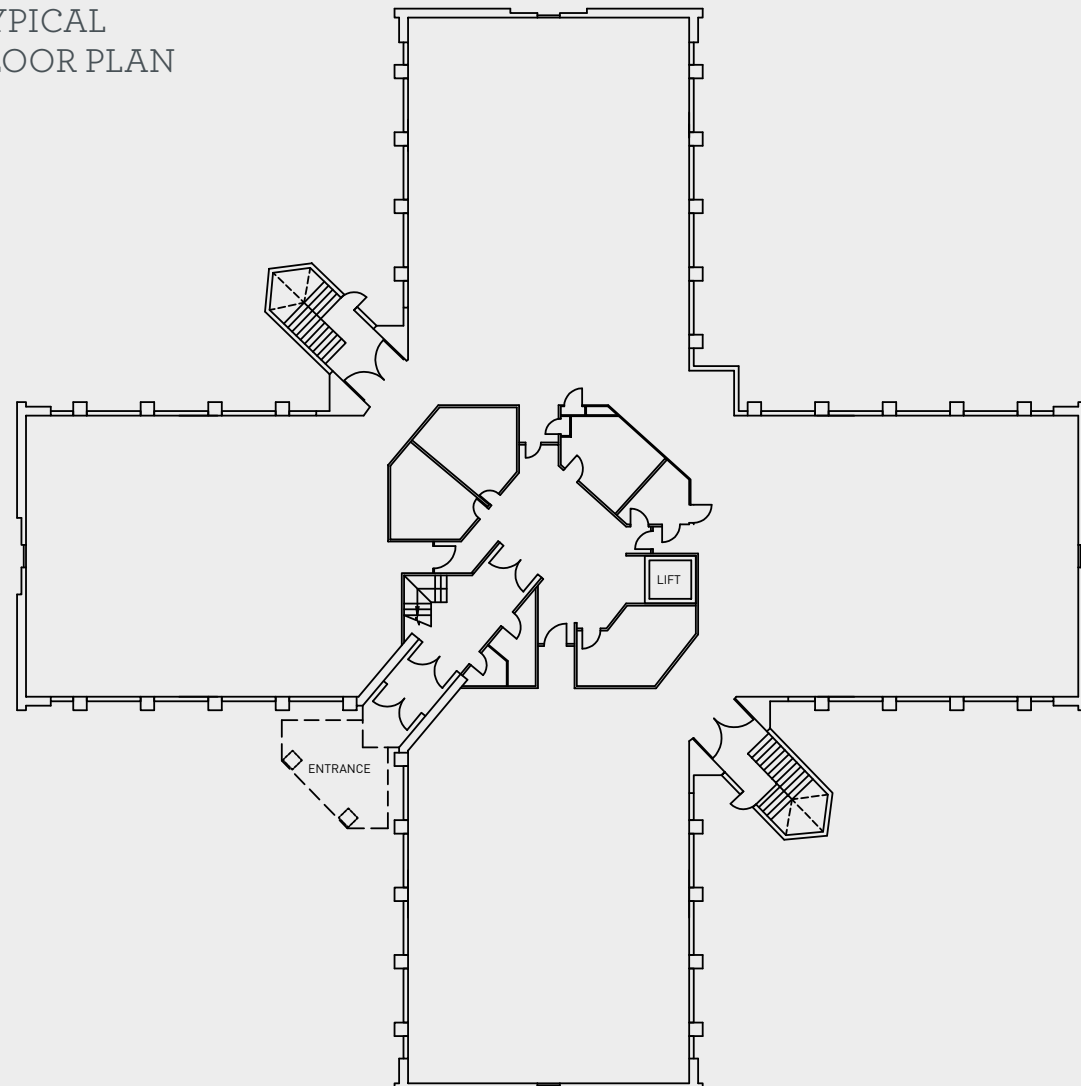
Property has an Energy Performance Rating of "D"

Accommodation

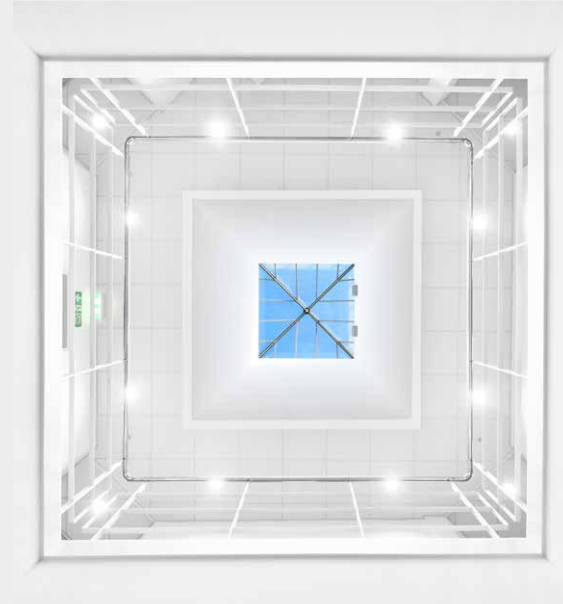
The building has been measured in accordance with the RICS Code of Measuring Practice with the net internal areas set out below. Please note that the building will be subject to re-measurement upon completion of the landlord works. Maxxium House benefits from 80 parking spaces, equating to a ratio of 1:257 sq ft.

FLOOR	SQ FT	SQ M
Ground	10,000	929
First	10,496	975
Total	20,496	1,904

TYPICAL FLOOR PLAN



Space plans are available upon request.



Terms

Bermuda House and Maxxium House are available to purchase or lease (as a whole, as individual buildings or on a floor by floor basis)

Further Information & Viewing

For further information or to arrange a viewing please contact:

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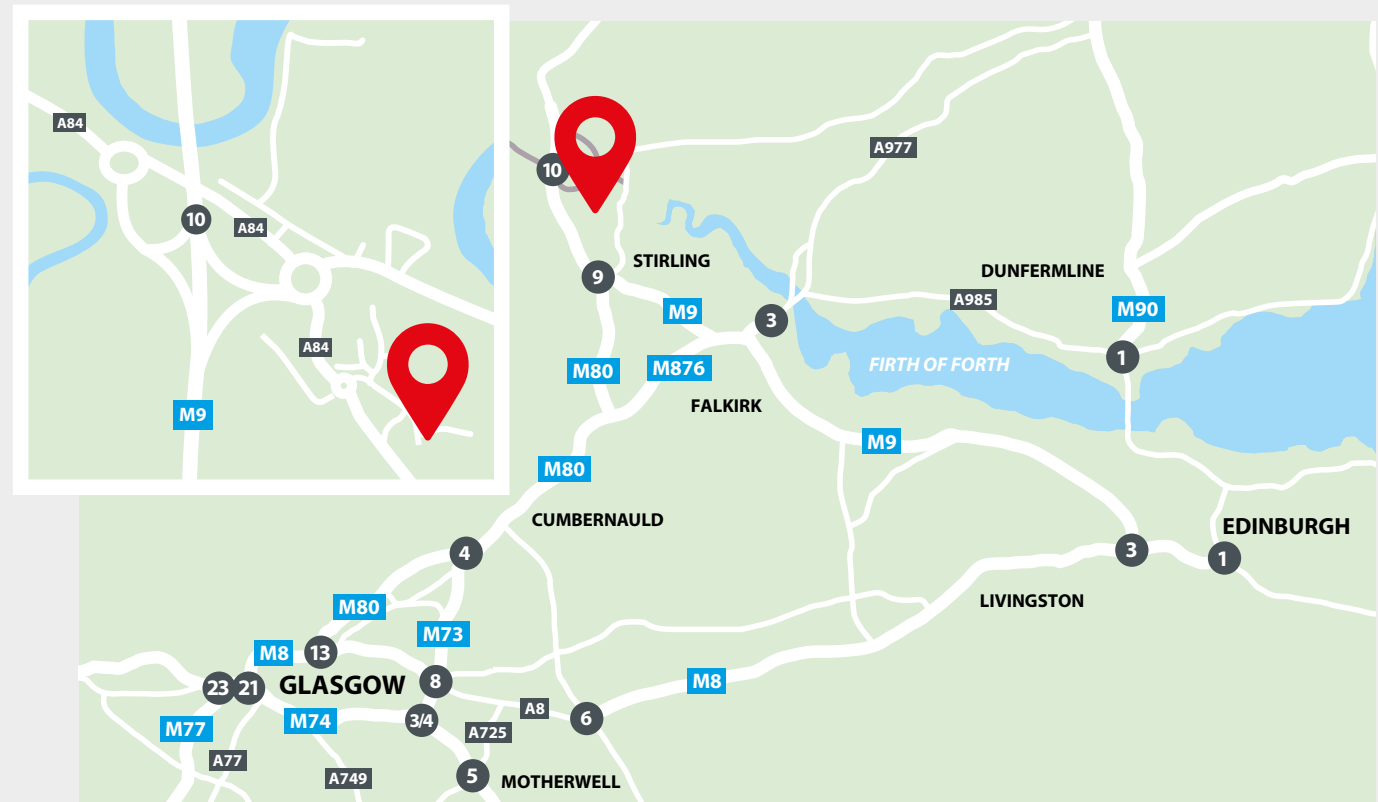
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