

To Let

Office 2,268 - 8,500 sq ft Net Internal Area

Laurel House, Laurelhill Business Park, Stirling, FK7 9JQ



Good amenities nearby

Summary

- Modern Refurbished Office Accommodation
- Type: Office
- Tenure: To Let
- Size: 2,268 - 8,500 sq ft Net Internal Area
- Rent: Available on Request

Highlights

- Lift
- Suspended ceiling with modern lighting
- Double Glazing
- Gas central Heating
- Generous Parking
- Additional Storage
- Onsite building manager

Location

Stirling, Scotland's ancient capital boasts a strategic location in the heart of the country making it ideally situated as a business location. It is often described as the third corner of the central Scottish Triangle.

Stirling benefits from first class road networks being adjacent to the M9 which provides easy access to Glasgow via the M80, Edinburgh via the M9 and Perth, Dundee and Aberdeen via the A9. It has a main line railway station and both Edinburgh and Glasgow airports are within 45 minutes' drive.

Availability

Laurel House is situated within Laurelhill Business Park, a key strategic location within Stirling. The park is a 5 minute drive from the city centre and railway station, and in close proximity to Stirling golf club and King's Park. Other local occupiers include Target Advisors, Scottish Sea Farms and Scottish Enterprise.

The available office accommodation is located on the ground and first floor of the property.

Floor / Unit	Description	Size	Sq ft	Availability
Ground	GF West	2,268 sq ft	2,268	Available
1st	1F West	5,252 sq ft	5,252	Available
Ground	GF W Storage	980 sq ft	980	Available
Total			8,500	

Amenities

- 24 hour access
- Lifts
- Car Parking
- Male and female WCs
- Suspended Ceiling
- Raised floors
- LG7 lighting

Energy Performance Rating

This property has been graded as 59(D).

Rent

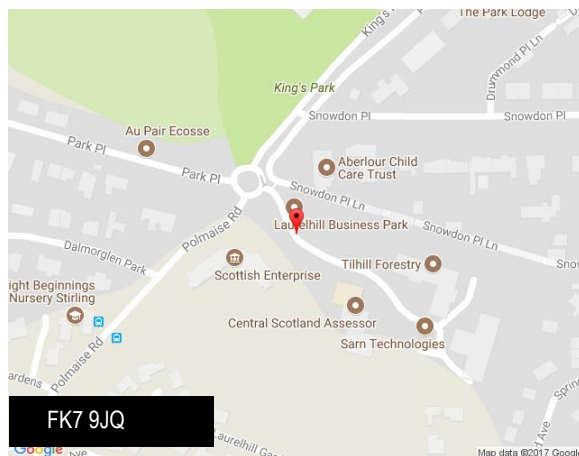
Available on Request

Business Rates

Rates Payable: £3.97 per sq ft

Service Charge

£4.91 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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