

Industrial / Trade Counter Units Available To Let

Springkerse Industrial Estate Stirling FK7 7UU

SCOTT
PROPERTY

Units From 85 Sq M (900 Sq Ft) Upwards



9 Munro Road



5 Munro Road



10 Munro Road

- Industrial / Trade Counter Premises
- Well Established Business Location
- Modern Well Maintained Properties
- Flexible Lease Terms
- Immediate Entry Available



Location

The subject premises are located within Springkerse Industrial Estate, Stirling. Stirling is conveniently situated in central Scotland and benefits from an excellent transport network, with Edinburgh lying approximately 30 miles to the east and Glasgow 26 miles to the west. Over half of the Scottish population lives within 1 hours travelling time of Stirling.

In addition to the excellent transportation links, Stirling is a centre of historic importance and benefits from approximately four million visitors a year.

Springkerse Industrial Estate is a long-established and popular business location within Stirling. It is situated approximately one mile east of the city centre within walking distance of Stirling's main line railway station providing services to all major cities in the UK.

The estate is of general business use, with occupiers including the following: - ATS, Bank of Scotland, Wolseley UK, Dulux, Crown, Ashley Ann, PTS and Howdens. The location plan and aerial photograph show the exact location of the estate.

10 Munro Road



9 Munro Road, Unit 10



Specification - Industrial

- Concrete floor
- Vehicle access
- Fluorescent strip lighting
- Translucent roof panels
- Insulated profile clad construction
- WC facilities
- Communal yard and car parking
- 3 Phase Electrical Supply, Gas Supply

Map Key

- Vacant Unit



6 Munro Road, Unit 7

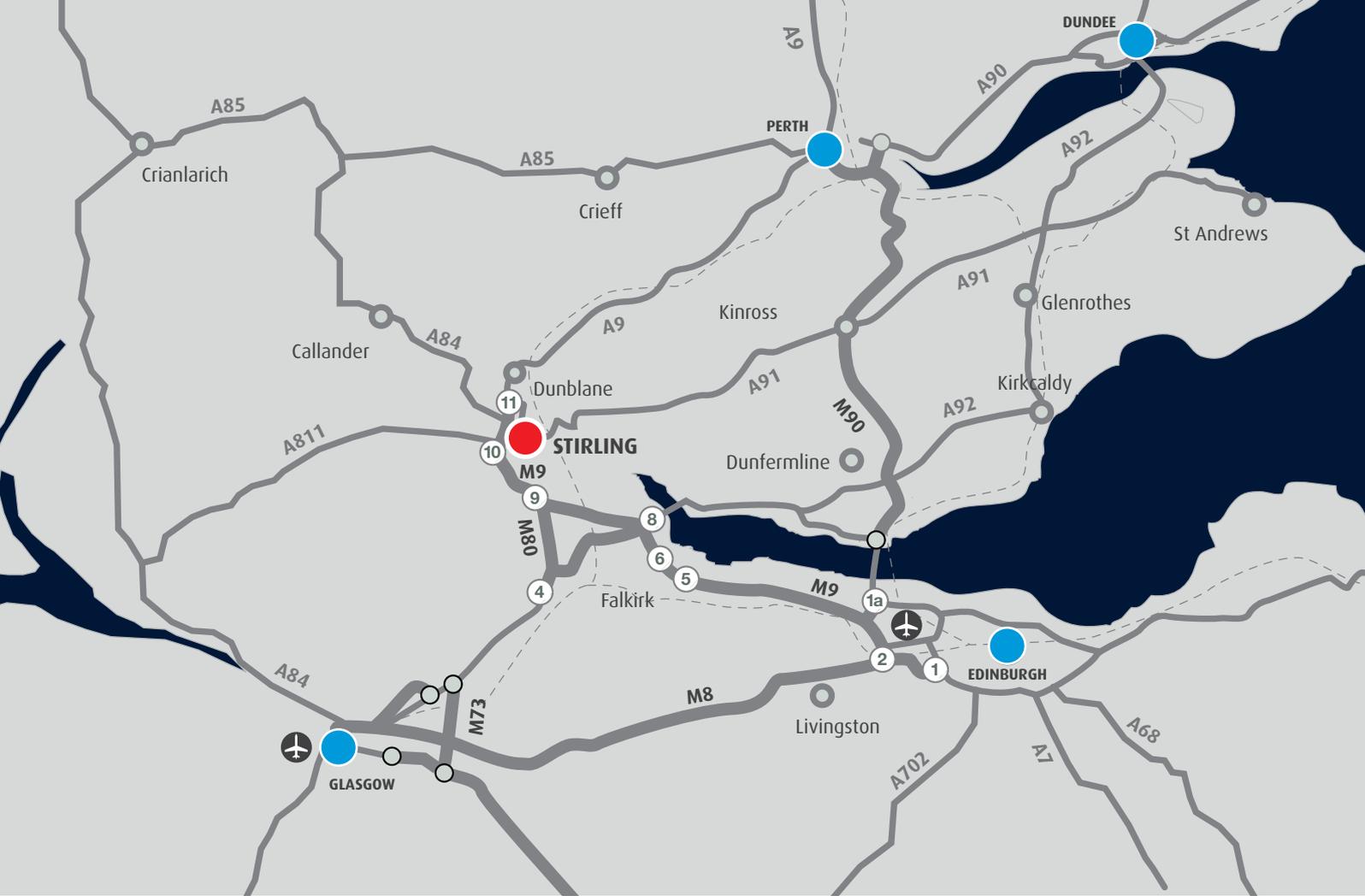


9 Munro Road, Unit 6



9 Munro Road





Lease Terms

Each property will be available for immediate occupation on a full repairing and insuring basis.

Service Charge

There is a small service charge for the common maintenance of the estate. Further details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All rents are quoted exclusive of VAT.

Business Rates

In the usual way the incoming tenant will be responsible for payment of the business rates to the local authority.

From 1st April 2013 tenants are eligible for 100% relief on their rates bill, provided that their cumulative rateable value for tenant's non domestic properties is below the threshold of £10,000 subject to terms and conditions. Further information on the rates payable are available on request.

Viewing

Strictly by appointment through the letting agent.

Availability

For information on availability please go to: www.springkerse.ryden.co.uk or alternatively contact the letting agents direct.

Further Information

For further information please contact:

Ryden.co.uk
0131 225 6612

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46 Castle Street
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