

TO LET

INDUSTRIAL/BUSINESS UNITS & OFFICE SUITES
FROM 500 SQ FT TO 5,000 SQ FT



IMEX BUSINESS CENTRE

- > Refurbished workshop & office premises
- > Immediate entry available
- > Well established business location

CRAIG LEITH ROAD
BROADLEYS BUSINESS PARK
STIRLING
FK7 7WU



Location

Stirling is well situated in central Scotland and benefits from an excellent transport network, with Edinburgh being approximately 30 miles to the east and Glasgow 26 miles to the west. Over half of the Scottish population lives within 1 hour travelling time of Stirling.

Broadleys Industrial Park lies approximately 1 mile south east of Stirling City Centre and is located adjacent to the Springkerse Industrial area. More specifically the estate lies on the south side of the A905 Kerse Road and is accessed via the Broadleys Roundabout. The estate is a well-established business location with surrounding occupiers including Stirling Audi, Menzies BMW, Mini, Inch Volkswagen, Citroen, Tilestar, Screwfix and FES.



- 1 **IMEX BUSINESS CENTRE**
- 2 Stirling Audi
- 3 Inch Volkswagen

- 4 Arnold Clark
- 5 Yess Electrical
- 6 Screwfix

- 7 Royal Mail
- 8 Dulux
- 9 Crown Paints

- 10 Enterprise rent a car
- 11 Menzies BMW
- 12 FES



Description

Imex Business Centre comprises a modern development of industrial / business and office units arranged over a single terrace which benefits from ample yard and parking facilities. There are a total of 14 industrial units and 6 office suites.

The building is of steel frame construction with a mixture of profile clad sheeting and brick walls under a pitched clad roof. Access to each unit is via a commercial roller shutter door with separate pedestrian access also being provided.

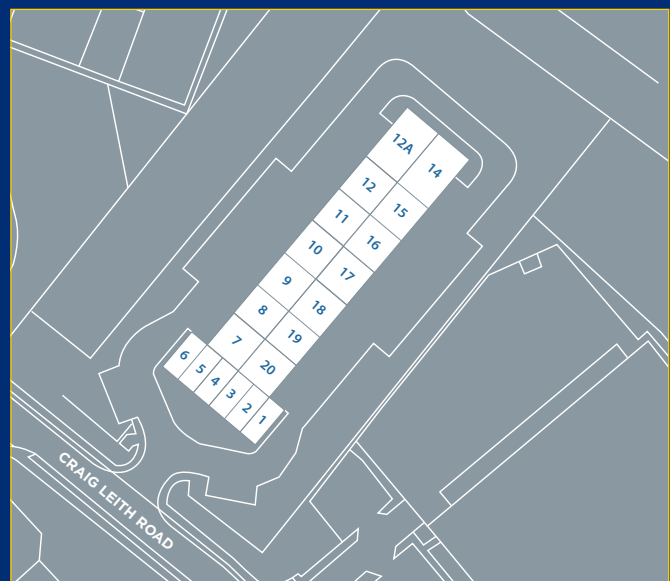
Internally, the units offer open plan workshop accommodation with WC facilities and kitchenette. Each unit benefits from a concrete floor, good natural daylight via translucent roof panels supplemented by fluorescent strip lighting, 3 phase electricity supply and electrical security shutters.

Specification

- > Concrete floor
- > Steel portal frame
- > Vehicle access
- > Fluorescent strip fitments
- > Translucent roof panels
- > WC facilities
- > Common yard and car parking facilities
- > 3 phase power

Availability

Please contact the joint agents for the current availability and quoting terms.



IMEX BUSINESS CENTRE



Terms

Each unit is available for immediate occupation on a full repairing and insuring basis for a term to be agreed.

Service Charge

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

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction. In the normal manner the tenant will be responsible for costs associated with the registration of any lease.

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.

However It should be highlighted that these units are eligible for 100% Business Rates relief subject to each Tenant meeting the eligibility requirements of the Small Business Bonus Scheme. For further information please contact the Scottish Assessors Association.

Energy Performance Certificate

Further information on the Energy Performance rating of each premises or a copy of the certificate is available upon request.

Viewing & Further Information

For further information or to arrange a viewing please contact the joint letting agents:



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