



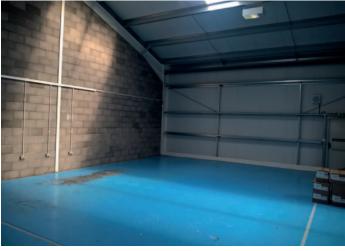
Units 5 & 6, Kings Court, Broadleys Industrial Estate, Stirling, FK7 7LH

- Two Industrial/Workshop Units
- Extending to 1,773sq.ft and 2713sq.ft
- Located in Popular Broadleys
 Industrial Estate
- Immediate Entry Available
- Available Separately or as a Whole









LOCATION:

Stirling is located within the heart of the Central Belt of Scotland, situated equidistant between both Edinburgh and Glasgow and within easy access of Central Scotland's motorway network. It is the administrative centre for Stirling Council area and acknowledged as the Gateway to the Highlands.

The city benefits from excellent transport links, with the M9 linking to Edinburgh and the M80 to Glasgow. Stirling's mainline railway station provides frequent services to all major business centres throughout Scotland. Edinburgh International Airport is 25-30 minutes drive from the property.

It is estimated that around 55% of Scotland's population lives within an hour's drive of Stirling.

Broadleys Industrial lies Park 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.

DESCRIPTION:

The subjects comprise two mid terraced workshop/industrial units within an L-shaped terrace of eight units. The subjects are purpose built and are of modern construction, incorporating steel portal frames, pitched roofs overlaid in profile metal sheeting with translucent panels, brick and block infill walls with steel sheet cladding at upper levels. There are double glazed aluminium window frames on the front elevations of the units.

According to our calculations, we estimate the subjects extend to the following approximate gross internal areas:

Unit 5 — 252.05sq.m/2,713sq.ft Unit 6 — 164.71sq.m/1,773sq.ft

TERMS:

Our clients are offering new Full Repairing and Insuring leases with flexible terms. Rent and further details on application.

RATEABLE VALUE:

According to Scottish Assessors website, the units are entered into the Valuation Roll as follows:

Unit 5-	£16,200
Unit 6-	£10,300

Subject to meeting relevant criteria, the incoming tenants may be eligible to apply for 25% (Unit 5) and 100% (Unit 6) rates relief under the Small Business Bonus Scheme

VAT:

All rents, prices, premiums, etc are quoted exclusive of VAT (if applicable)

EPC:

The EPC's for the units are available on request.

ENTRY:

Immediate Entry is available, subject to completion of legal formalities.

To arrange a viewing contact:



Andrew Peel Property Agent apeel@g-s.co.uk 01786 463111



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IMPORTANT NOTICE

- These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
- Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: October 2018