



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 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.

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:



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IMPORTANT NOTICE

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