

TO LET

**UNIT 2, BROADLEYS BUSINESS
PARK, GLEN TYE ROAD,
STIRLING, FK7 7LH**

1,830 sq ft (170 sq m)

**MONTAGU
EVANS**



4th Floor, Exchange Tower, 19 Canning Street
Edinburgh, EH3 8EG

0131 229 3800

www.montagu-evans.co.uk



LOCATION

The city of Stirling has a residential population of over 40,000 and has an immediate catchment area of over 200,000.

Stirling benefits from excellent communication links to the whole of central Scotland with the M80 and M9 in the towns environs. As such there is good road links to Edinburgh (32 miles), Glasgow (26 miles), Falkirk (10 miles) and Perth (29 miles).

Broadleys Business Park is strategically located to the south east of the city centre and adjacent to the A91 Stirling Eastern Distributor Road.

Local occupiers include Audi, VW and BMW, close to Kerse Road Trade Park including Screwfix, Greggs and Halfords.



DESCRIPTION

The subjects comprise a modern industrial estate constructed approximately 10 years ago with customer car parking and high quality landscaping.

PLANNING

The units fall within Use Classes 4, 5 and 6 of the Use Classes Order and would be suitable for a number of different businesses.

FLOOR AREAS

The unit has the following approximate Gross Internal Area:

| Broadleys Business Park | Sq ft | Sq m |
|-------------------------|-------|------|
| Unit 2 | 1,830 | 170 |

SPECIFICATION

The specification includes:

- Modern Industrial unit
- Car Parking
- Central Location
- 5m eaves height

TERMS

The unit is now available on a new full repairing and insuring lease with further terms available on request.

SERVICE CHARGE

Service charge will be applied to the unit to cover the common maintenance and management of the development.

EPC

The EPC is pending

RATEABLE VALUE

Unit 2 RV - £10,500

VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

VIEWING

Strictly by prior arrangement through sole agent at Montagu Evans:

Bryce Stewart

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