

# TO LET

## Ground Floor Offices Wellgreen Lane, Stirling



- Modern Ground Floor Offices
- Situated in a City Centre Location
  - Nearby Car Parking Available
- Extends to 99 sq m (1,065 sq ft)

## LOCATION

The city of Stirling is located in Central Scotland and with a population of around 35,000 is a busy and vibrant tourist and business location. Lying approximately 37 miles to the north west from of Edinburgh and 27 miles to the north east of Glasgow, it offers excellent connectivity by both road and rail.

The subject property is located on Wellgreen Lane which sits parallel to Upper Craigs and is a short walk to Port Street and The Thistles Shopping Centre. Neighbouring occupiers include Renegade Fitness and Stan Collins Mortgage Advisors. The property also benefits from the NCP car park.

## ACCOMMODATION

The premises comprises of ground floor office accommodation which is formed of two large offices areas in addition to two small cellular offices.

There is a small kitchen area and toilets both of which are shared with the Stirling Observer who occupy the front office suite that fronts on to Upper Craigs.

We calculate the net internal floor area to be 99 sq m (1,065 sq ft).



## LEASE

The property is being offered on a new full repairing and insuring lease at an initial rent of £9,000 per annum for a term to be agreed.

## RATING

The property is in the process of being individually assessed for business rates.

## EPC

The property has an Energy Performance Certificate rating of E. A copy of the Energy Performance Certificate can be made available upon application.

## VAT & COSTS

All rents, premiums, prices, etc are quoted exclusive of VAT (if applicable. Each party to be responsible for their own legal and professional expenses.

## VIEWING

All viewings are strictly by prior appointment with the sole agent. For further information or to arrange a viewing contact **Euan Ross** at [euan@ppclp.uk.com](mailto:euan@ppclp.uk.com) or **0141 227 4681**.

