



**Lambert
Smith
Hampton**

0131 226 0333
www.lsh.co.uk

To Let

Office

First Floor Office Suites

Suites 1B & 2B Hillside House, Laurelhill Business Park, Stirling, FK7 9JQ



- 243.95 Sq M (2,626 Sq Ft)
- Suites from 121.42 Sq M (1,307 Sq Ft)
- Immediate entry available
- Dedicated car parking

Lambert Smith Hampton

93 George Street, Edinburgh EH2 3ES T +44 (0)131 226 0333

Suites 1B & 2B Hillside House, Laurelhill Business Park, Stirling, FK7 9JQ

Location

Stirling is strategically located in the centre of Scotland with excellent access to all other major Scottish cities and towns. Glasgow lies approximately 27 miles distant via the M80 and Edinburgh approximately 37 miles via the M9.

Laurelhill Business Park is situated 0.7 mile from Stirling's city centre and 1.2 miles from the nearest train station. Other occupiers in the business park include Pearson Vue, Toshiba and Central Scotland Assessor.

Description

The subjects comprise 2 open plan office suites on the first floor of Hillside House that benefit from the following specification:

- Carpet covered raised access floors
- Suspended ceilings with integral VDU compatible lighting
- Double glazed windows
- Gas fired central heating system
- Security entry system
- Fire alarm system
- Tea preparation facilities
- Male and female toilets
- Car parking

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Net Internal Areas have been calculated.

Measurements in accordance with IPMS 3 can be provided on request.

Suites	Sq M	Sq Ft
Suite 1B	122.53	1,319
Suite 2B	121.42	1,307
Total	243.95	2,626

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payment of Land and Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

Business Rates

The subjects are currently listed on the Scottish Assessors Website as follows:-

Suites 1B & 2B: £33,500

The suites will require to be reassessed for rates purposes if let separately.

The Scottish Assessor's Association has set the poundage rate for 2016/2017 at 48.4p for properties with a rateable value less than £35,000. For further information, please visit <http://www.saa.gov.uk/>

Terms

The subjects are offered on either a suite by suite basis or combined for a period to be agreed. Further information is available from the sole agent.

Energy Performance Certificate

Hillside House has an energy performance rating of E+.

Entry

Upon conclusion of formal legal missives.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Ian Davidson
Lambert Smith Hampton
0131 226 0328
07720 055 655
idavidson@lsh.co.uk

Kirsty Henderson
Lambert Smith Hampton
0131 226 0336
07736 620 999
khenderson@lsh.co.uk

Suites 1B & 2B Hillside House, Laurelhill Business Park, Stirling, FK7 9JQ

Suite 1B



Image Copyright reproduced by Lambert Smith Hampton

Car Park



Image Copyright reproduced by Lambert Smith Hampton

Suites 1B & 2B Hillside House, Laurelhill Business Park, Stirling, FK7 9JQ

Street Map



Image Copyright reproduced by Lambert Smith Hampton

June 2016

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

0131 226 0333
www.lsh.co.uk