



TO LET

OFFICE SPACE



Suite 2B, Hillside House, Laurelhill Business Park, Stirling, FK7 9JQ

Attractive office space

121.42 sq m (1307 sq ft)

Immediate entry available

Dedicated car parking

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 miles from Stirling City Centre and 1.2 miles from the nearest train station. Other occupiers in the business park include Pearson View, Toshiba and Central Scotland Assessor.

The location of the subjects are shown on the appended plan.

**DESCRIPTION:**

The subjects comprise an open plan office suite on the first floor of Hillside House that benefits 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 entrance 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 the IPMS 3 can be provided upon request.

Suite 2B – 121.42 sq m (1307 sq ft)

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction with the incoming tenant being liable for any land and buildings transaction tax, VAT and registration dues.

BUSINESS RATES:

The suite will require to be reassessed for rates purposes.

TERMS:

The subjects are offered on a normal fully repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

ENERGY PERFORMANCE:

Hillside House has an Energy Performance Rating of E+

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting:-

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321 (Agency Department)

EMAIL: michael.mcintyre@dmhall.co.uk
rachell.mccall@dmhall.co.uk

VIEWING:

Strictly by appointment through the joint letting agents.

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

DM Hall LLP
Unit 6a
The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

Tel: 01324 628321

michael.mcintyre@dmhall.co.uk
rachell.mccall@dmhall.co.uk

Ref: ESA1565
Date of publication: February 2019

**Lambert
Smith
Hampton**

DM HALL
CHARTERED SURVEYORS

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.