





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





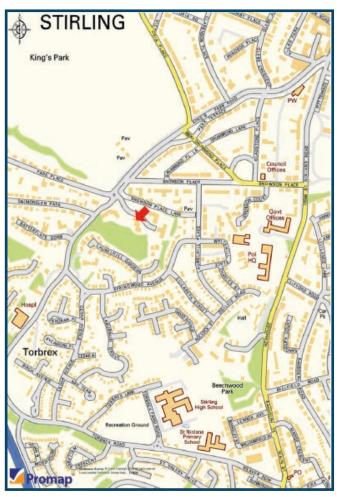


LOCATION:

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.

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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.

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+

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)

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

VIEWING:

Strictly by appointment through the joint letting agents.

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