



- **Modern open plan office suites**
- **High Parking provision**
- **DDA Compliant**
- **Prime business park location adjacent to M9 motorway**
- **Suites available from 231.10 sq m (2,489 sq ft) to 973.21 sq m (10,475 sq ft).**

VIEWING & FURTHER INFORMATION:

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Carseview House, The Castle Business Park, Stirling, FK9 4TZ

LOCATION

The subjects are situated within the established Castle Business Park which is the prime office location within Stirlingshire. The city of Stirling has a resident population estimated to be in the region of 37,000 and the wider Stirling Council area approximately 100,000. The city benefits from a busy mainline railway station providing regular connections to all of Scotland's main cities and is a 30 minute drive from Glasgow and 45 minutes from Edinburgh.

Castle Business Park is strategically located adjacent to Junction 10 of the M9 motorway and only minutes by car or bus from the city centre. Set within maturing landscape grounds, the park creates a pleasant low density working environment. Onsite conference facilities and nearby staff amenities are catered for at the River House restaurant and "The Grind" Café.

DESCRIPTION

Carseview House comprises a detached 2 storey office building configured around a central core. The first floor suites available provide a column free open plan floor plate fitted out to the following specification:

- Excellent levels of natural light
- Suspended ceiling system
- Comfort cooling and gas central heating
- Raised access floor
- Cat 6 cabling
- Lift access from two storey entrance atrium
- High parking provision.

FLOOR AREAS

The subjects have been measured on a Net Internal Area basis as follows:

Offices from 231.10 sq m (2,489 sq ft) to 973.21 sqm (10,475 sq ft).

PROPOSAL

Price on Application

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at the following Rateable Values:-

Suites 5 to 7 £66,500
Suite 8 £21,750

EPC

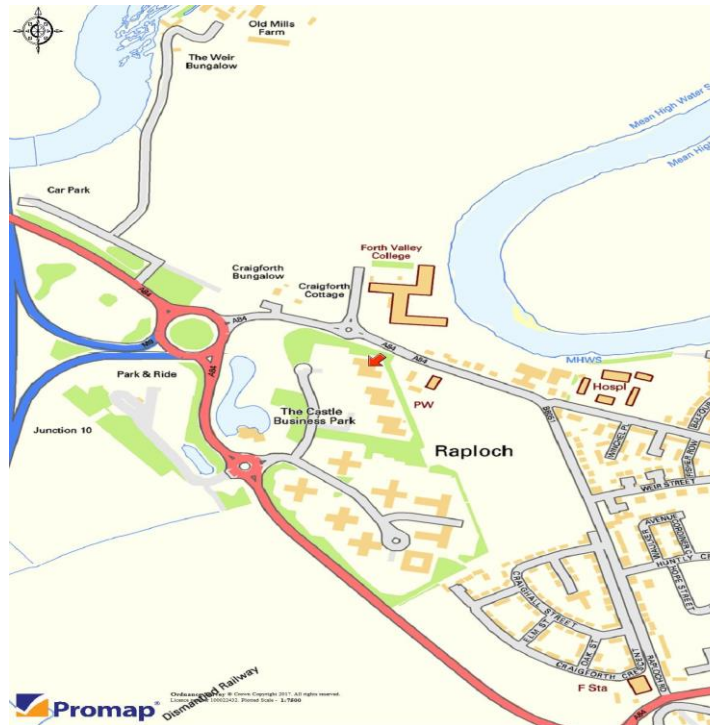
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VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



VIEWING

By prior arrangement only with the sole viewing agents:-

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