

To Let

CUNNINGHAM ROAD, SPRINGKERSE
INDUSTRIAL ESTATE, STIRLING, FK7 7SW



NEW INDUSTRIAL/TRADE COUNTER UNITS

UNITS FROM 2,460 SQFT (228 SQM) – 5,799 SQFT (538 SQM)

MODERN INDUSTRIAL UNITS | CAR PARKING | CENTRAL LOCATION | 6M EAVES HEIGHT

NOW AVAILABLE FOR OCCUPATION

Location

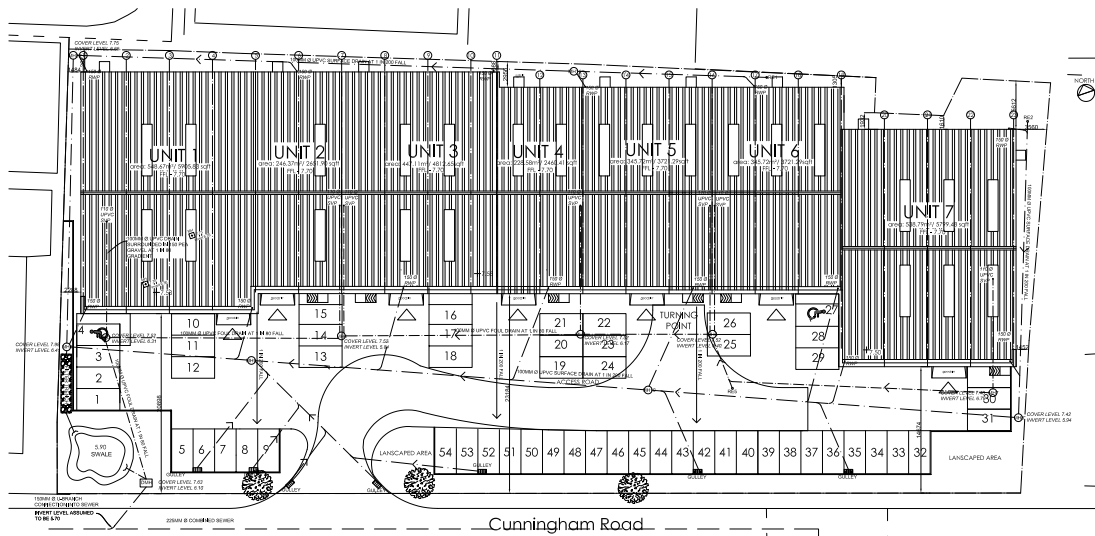
The city of Stirling has a residential population of over 40,000 and has an immediate catchment area of 200,000.

Stirling benefits from excellent communication links to the whole of central Scotland with the M80 and the M9 in the towns environs. As such there is good road links to Edinburgh (32 miles), Glasgow (26 miles), Falkirk (10 miles) and Perth (29 miles).

Local occupiers include; Enterprise car rental, Martin Plant Hire, Travis Perkins, Jewson, Howden Joinery and Dingbro.

Description

The development will comprise of up to 8 industrial units constructed in steel portal frame with quality kingspan cladding. Customer car parking is provided and each unit will benefit from WC and welfare block together with electronic roller shutter door. Each unit will have lighting, 3 Phase power & broadband connection.



Accommodation

Unit 1	5905.83 sq ft	548.67 sq m
Unit 2	2651.90 sq ft	246.37 sq m
Unit 3	4812.65 sq ft	447.11 sq m
Unit 4	2460.41 sq ft	228.58 sq m
Unit 5	3721.29 sq ft	345.72 sq m
Unit 6	3721.29 sq ft	345.72 sq m
Unit 7	5799.48 sq ft	538.79 sq m
Total	29072.85 sq ft	2,700.96 sq m



Planning

The units fall within Use Classes 5 & 6 of the Use Classes Order and would be suitable for a number of different businesses.

Terms

The units are available on new full repairing and insuring leases with further terms available on request.

Service charge

A service charge will be applied to each unit to cover the common maintenance and management of the development.

EPC Rating

The EPC Rating for the units will be available on practical completion.

Rateable Value

The subjects will require to be assessed on completion.

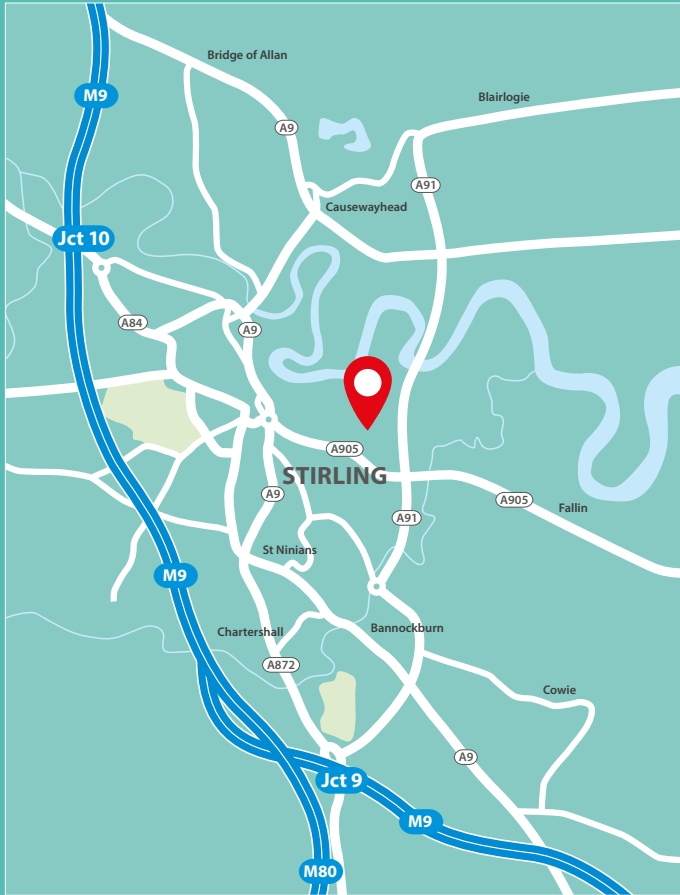
VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

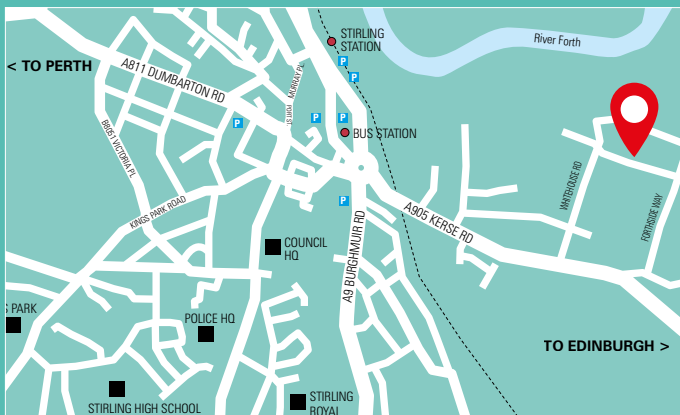
EPC

EPC pending.





- 1 Springkerse Retail Park
- 2 Morrison Food Store
- 3 Booker
- 4 Stirling "motor mile"
- 5 Football Stadium
- 6 City Centre



Viewing and Further Information

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