

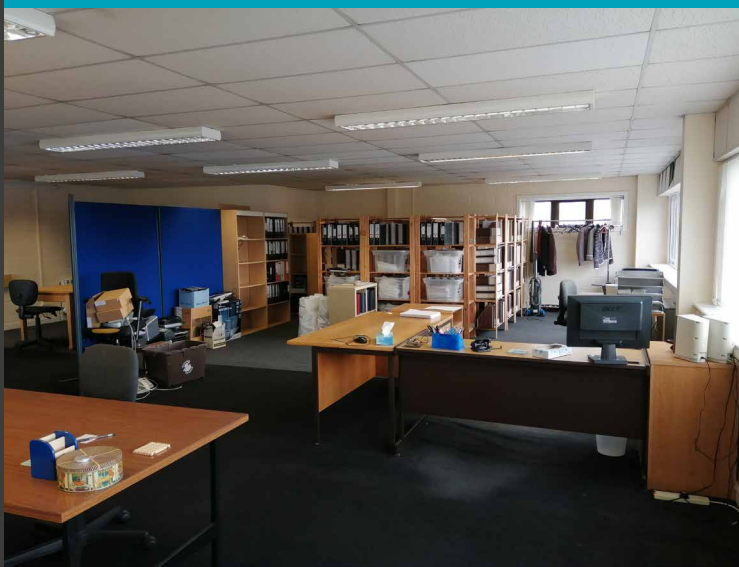
SHORTLY DUE TO  
UNDERGO REFURBISHMENT

## OFFICE

- 139 sq m (1,500 sq ft)
- First floor premises
- Open plan layout
- Suitable for a variety of uses
- 100% rates relief available

## TO LET

**SPRINGKERSE  
INDUSTRIAL ESTATE**  
OFFICE 2  
6 MUNRO ROAD  
STIRLING  
FK7 7UU



## LOCATION

Stirling is conveniently situated in central Scotland and benefits from an excellent transport network, with Edinburgh lying approximately 30 miles to the east and Glasgow 26 miles to the west.

Springkerse Industrial Estate is a popular business and trade location within Stirling. It is situated approximately one mile east of the city centre and provides convenient access to the M9 motorway.

## DESCRIPTION

The premises comprise first floor office space which benefit from the following specification:

- open plan layout
- double glazed windows
- dedicated kitchen facility
- communal WC facilities
- ample car parking

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## LEASE TERMS

The property is available immediately on a new Full Repairing & Insuring lease. Further information on lease terms are available from the sole agent.

## SERVICE CHARGE

There is a small service charge for the common maintenance of the communal areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All rents are quoted exclusive of VAT.

## BUSINESS RATES

We are advised by the Local Assessor the property currently has a Rateable Value of £10,800. Interested parties are advised to make their own enquiries as to the rates payable and any rates relief.

## VIEWING

Strictly by appointment through the letting agent.

## FURTHER INFORMATION

For further information please contact:

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1. DULUX
2. CROWN
3. SALLY BEAUTY
4. ASHLEY ANN KITCHENS
5. ENTERPRISE
6. TIMPSON
7. HOWDEN
8. TOOLSTATION
9. CEF
10. PAINT SHED
11. SPEEDY HIRE

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