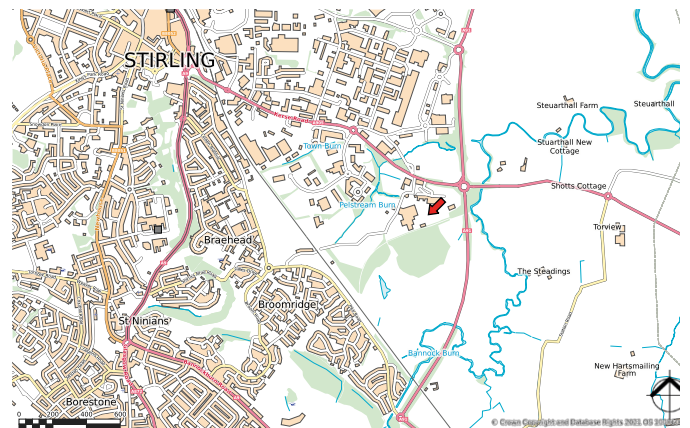
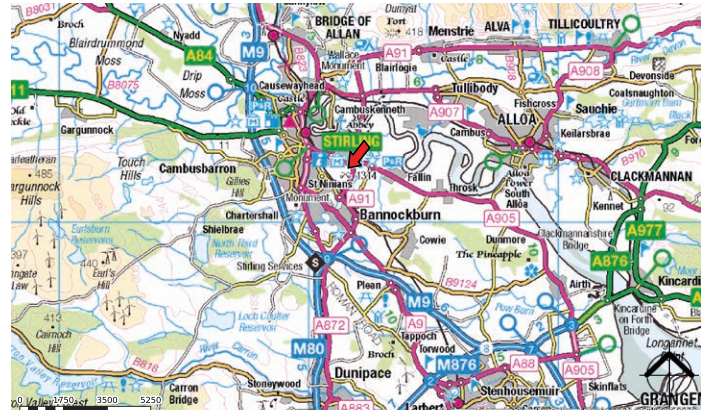




Workshop/Storage, Millhall, Stirling, FK7 7LS

- Situated Opposite Caledonian Auction Mart
- On Fringe of Springkerse Industrial Area
- Within Easy Access of the Motorway Network
- Available as a Whole or Three Separate Storage Units
- Extending to a Total of 456.5 sq.mt/4,912 sq.ft





LOCATION:

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country's Central Belt.

The city is located approximately 36 miles north-west of Edinburgh and around 27 miles north-east of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with mainline railway and bus stations.

The subjects are located opposite Caledonian Auction Mart, which is situated on the edge of the Springkerse Industrial area, less than two miles from Stirling City Centre and around 3.5 miles from the M9 and M80 motorway links.

The Ordnance Survey extracts, which are for identification purposes only, show the exact location of the subjects.

DESCRIPTION:

The subjects comprise a new-build shed of steel portal frame construction, with concrete panel lower walls and profile sheet upper walls. The roof is pitched and clad with profile metal sheets and occasional translucent roof panels.

The shed is currently open plan internally, however, benefits from three electric roller shutter access doors, which would allow the unit to be subdivided into smaller spaces if required.

According to our calculations, we estimate the unit extends to the following approximate gross internal areas:

GIA: 456.5 sq.m/4912 sq.ft.

LEASE TERMS:

A new Full Repairing and Insuring lease, with flexible terms is being offered at an initial annual rental of £20,000pa.

Consideration may be given to subdividing the unit into smaller spaces, subject to the length of lease and use being proposed.

RATEABLE VALUE:

The subjects are still to be assessed by Central Scotland Joint Valuation Board. Further information can be provided on request.

VAT:

All prices, rents, premiums, etc are quoted exclusive of VAT (if applicable).

ENTRY:

Immediate entry is available, subject to conclusion of legal missives.

To arrange a viewing please contact:



Andrew Peel
Property Agent
apeel@g-s.co.uk
0780 389 6976



Tony Barclay
Property Agent
tony.barclay@g-s.co.uk
07887 522687

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: November 2021