

TO LET
INDUSTRIAL

 GRAHAM
SIBBALD



Unit 1, 4 Borrowmeadow Road
Springkerse, Stirling, FK7 7UW

- > **Self-contained Industrial/Warehouse Premises**
- > **Extending to 1,269sq.m/13,667sq.ft**
- > **Located in Popular Springkerse Industrial Estate**
- > **Benefiting from Modern Office Accommodation**
- > **Secure Site with Parking for Customers and Staff**



LOCATION:

Stirling is located within the heart of the Central Belt of Scotland situated, equidistant between both Edinburgh and Glasgow and within easy access of Central Scotland's motorway network. The City is widely acknowledged as the Gateway to the Highlands and benefits from excellent transport links with the M9 linking to Edinburgh and M80 to Glasgow. Stirling also benefits from a main-line railway station, with frequent services to all major business centres throughout Scotland. Edinburgh International Airport is around 30 minutes drive from the property. It is estimated that around 55% of Scotland's population lives within an hour's drive of Stirling.

Springkerse Industrial Estate is situated to the east of Stirling City Centre and the subjects are located on the south side of Borrowmeadow Road, a short distance from its junctions with Munro Road and Whitehouse Road.

The ordnance survey extract, which is for identification purposes only, shows the location of the premises.



DESCRIPTION:

The subjects comprise a self-contained industrial unit/warehouse with offices/reception area located to the front. The unit comprises a steel portal frame building with block walls to approximately three meters in height (full height in part) and has a painted concrete sectional floor. The roof over the main warehouse is shallow pitched and clad with double skinned metal sheets, insulated internally.

Lighting in the workshop area is by suspended LED tubes and additional natural daylight is via translucent roof panels. There is a roller shutter door to the front of the unit and the minimum eaves height is approximately 5m.

The office/reception areas are accessed directly from the carpark and are generally cellular in nature and finished to a good standard. The carpark to the front of the premises has space for parking approximately 15 vehicles.

The subjects extend to the following approximate gross internal areas:

	Sq.M.	Sq.Ft.
Industrial/Warehouse	1,025	11,037
Office Accomodation	244	2,630
Total Gross Internal Area	1,269	13,667

TERMS:

Our clients are offering a new full repairing and insuring lease with flexible terms. Rent and further details on application.

RATEABLE VALUE:

According to the Scottish Assessors Association Website, the subjects are entered into the valuation roll as follows:

Rateable Value - £56,000

VAT:

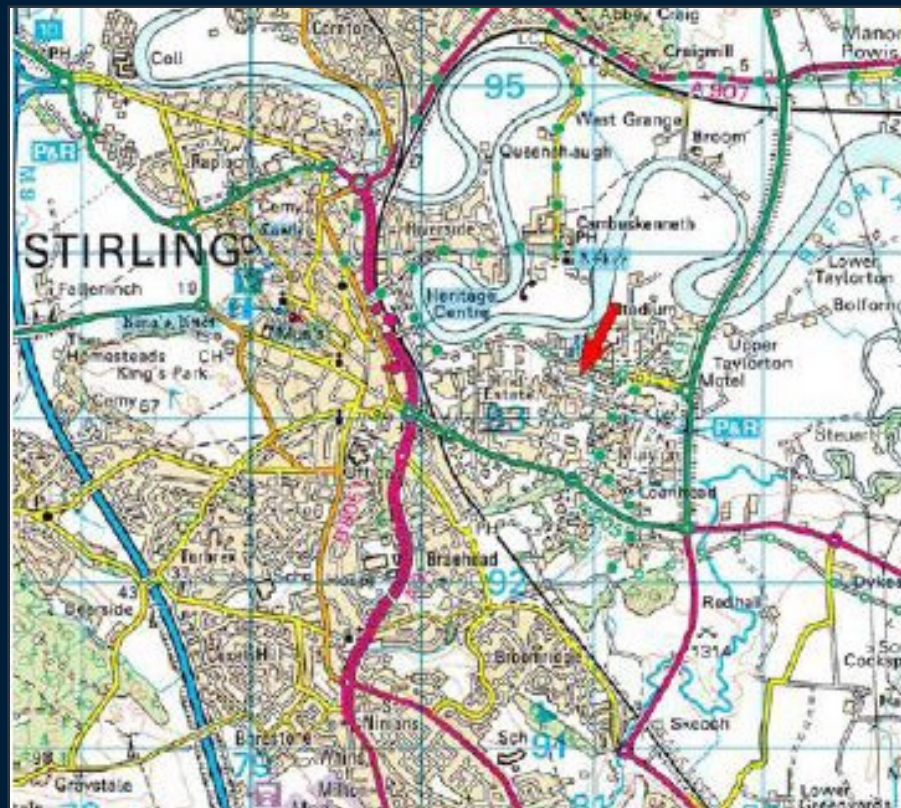
All rents, prices, premiums, etc are quoted exclusive of VAT.

EPC:

An EPC has been undertaken for the property and a copy is available on request.

ENTRY:

The current tenants are due to vacate the premises in October 2024 and entry should therefore be available thereafter.



For any queries or to arrange a viewing, please contact —



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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6. Date of Publication: April 2024