

TO LET

INDUSTRIAL | TRADE COUNTER UNIT

10,005 SQ FT (929 SQ M)

PLUS MEZZANINE OF 4,489 SQ FT (417 SQ M)



REFURBISHMENT
RECENTLY COMPLETED

16 MUNRO ROAD
STIRLING | FK7 7UU

- Located within established Springkerse Industrial Estate
- Situated 3.9 miles from Junction 9 of M80
- Ground floor office 2,346 sq ft
- Minimum eaves of 6m
- Adjacent to Howdens Joinery  **HOWDENS**

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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. Over half of the Scottish population lives within a 1 hour travelling time.

Springkerse Industrial Estate is a long-established and popular business location within Stirling. It is situated approximately

one mile east of the city centre within walking distance of Stirling's main line railway station providing services to all major cities in the UK.

The subject unit is located on Munro Road, which connects Kerse Road to Forthside Way allowing for excellent transport links to both the M8 and M9 motorways. Surrounding occupiers included ATS, Bank of Scotland, Wolseley, Dulux, Crown, Ashley Ann and Howdens.



DESCRIPTION

The property comprises a trade counter / warehouse unit of steel portal frame construction with concrete floor, overlaid in insulated metal profile cladding. Internally the unit comprises ground floor office / trade counter accommodation, mezzanine area and a traditional warehouse area. Pedestrian access is provided through a trade counter frontage incorporating double entrance doors. Vehicular access is afforded through a large roller shutter door. The minimum eaves height is 6m rising to 7.5m at the apex.

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AREAS

The Gross Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

AREA	SQ FT	SQ M
Office / Amenity Block	2,238	208
Warehouse	7,767	722
Mezzanine	4,489	417
Total	14,494	1,347



TERMS

The unit is to be let on a Full Repairing and Insuring basis on terms to be agreed.

RATEABLE VALUE

The unit is entered in the current Valuation Roll at £63,000.

EPC

An EPC certificate is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the tenant being responsible for any registration dues or LBTT.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:



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