



**CETERIS**

# TO LET

## Alloa Business Centre



# CENTRAL FOR BUSINESS SUCCESS





# Alloa Business Centre

## Building businesses for tomorrow



### Welcome to work

Coming to work each day should be a pleasure and our business properties across Central Scotland have been carefully selected both to meet business needs and to create welcoming working environments.

### Property Particulars

Situated in the heart of Clackmannanshire, our flagship Alloa Business Centre provides managed and fully serviced offices to let from 111 sq ft upwards.

A buzzing hub of activity, the Alloa Business Centre is home to [The Paton Conference Centre](#) – Forth Valley's newest conference facilities – a wide range of meeting rooms (free to tenants) and the newly opened [Fuel House Café](#).

The newly refurbished Alloa Business Centre also offers ample free parking for both tenants and visitors, high-speed broadband, video conferencing facilities, and flexible leases including utilities, cleaning, refuse and recycling.

This location also has a fully staffed reception with 24-hour access. The friendly reception team provides tenants with a wide range of support services including telephone answering, mail handling, typing, scanning and the provision of catering for meetings.

[Click to view Alloa Business Centre floor plan.](#)



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# Alloa Business Centre

## A location that's going places

### Your partner in prosperity

Our flexible leases and business support are designed to promote your long term success as part of the local community and economy.

### Lease & Rates

Offices at the Alloa Business Centre are let on flexible lease terms which are inclusive of the following:

- \* Reception services
- \* Car parking and car park maintenance
- \* Accessible car parking
- \* Toilet & kitchen facilities
- \* Site landscaping
- \* Building maintenance
- \* Cleaning
- \* Secure 24-hour access and CCTV
- \* Buildings insurance
- \* Free meeting room hire
- \* Heating and lighting
- \* Refuse and recycling collection

Tenants are responsible for rates

### Small Business Rates Relief

Rates are payable direct to Clackmannanshire Council and this unit is potentially available for a 100% discount via the Small Business Bonus Rates Relief Scheme.

### VAT, Legal Fees & Service Charges

All prices quoted are exclusive of VAT. There are no legal fees or service charges.



# The location — Right where you need us



Alloa is centrally located, providing easy access to the Central Scotland motorway network of M876, M9 and M80 via the Clackmannanshire Bridge. Glasgow city centre is just 32 miles away, with Edinburgh Airport even closer at 29 miles. The nearby Alloa Train Station provides regular train links to Stirling (just 9 minutes per journey), Perth, Glasgow and Edinburgh.

The Alloa Business Centre is well served by local amenities, particularly for commuting and life balance. There is a bus stop directly outside the business park, both a nursery and primary school within 5 minutes' drive, and Alloa town centre is a leisurely 15-minute walk away – ideal for lunchtime strolls, or after work socialising.

Alloa is the administrative centre of Clackmannanshire Council and the region's main shopping area; with a range of supermarkets, niche start-ups, and big high street names. It is also a vibrant college town, and with most students at the Alloa Campus of Forth Valley College studying business, the future of local enterprise looks bright here.

## Ceteris — The team behind you team

With extensive experience in a wide variety of roles across multiple industries, our friendly and professional team can help you find the space that feels like home for your business. Feel free to get in touch directly for more information on our available properties and facilities.

### CONTACT

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