

OFFICE ACCOMMODATION

- > LOCATED IN THE KING'S PARK AREA OF STIRLING
- > ATTRACTIVE TOWNHOUSE BUILDING
- > ATTIC ACCOMMODATION
- > NIA: 49.13 SQ.M / 528 SQ. FT
- > 2 DEDICATED CAR PARKING SPACES
- > RENTAL: OIRO £4,500 PER ANNUM

TO LET

2ND FLOOR, 11 GLADSTONE PLACE, STIRLING, FK8 2NN

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LOCATION

The city of Stirling has a resident population estimated to be in the region of 37,000, and a wider Stirling Council area of approximately 100,000. The city benefits from a busy mainline railway station providing regular connections to all of Scotland's main cities.

Stirling is well positioned in the heart of Scotland and adjacent to the M90 motorway, which links into the M80/M876, providing access to Glasgow, approximately 22 miles to the south and Edinburgh, 36 miles to the east. The subjects are situated within the Kings Park area, which is both a popular office location and a desirable residential area.

DESCRIPTION

The subjects comprise attic office space forming part of a 2 storey plus attic, multi-let building of traditional stone construction. Internal finishes and fittings are of excellent quality, and the accommodation is available for immediate occupation. The property benefits from gas central heating, 2 dedicated private car parking spaces to the rear and a secure entry system.

The rear-facing office benefits from two large bay windows as well as flexible open-plan spacing. The subject offers communal W/C and tea prep facilities.

RENT

Our client is seeking rental offers in the region of £4,500 per annum.

SERVICE CHARGE

Annual costs can be made available by request.

EPC

Available upon request.

RATING

The subjects are entered into the current valuation roll with a rateable value of £2,500.

As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The rate poundage for 2023/2024 is 49.8p to the pound.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

PLANNING

We understand that the property has planning consent for its existing use. It will be incumbent upon any tenant to satisfy themselves in this respect.

LEGAL COSTS

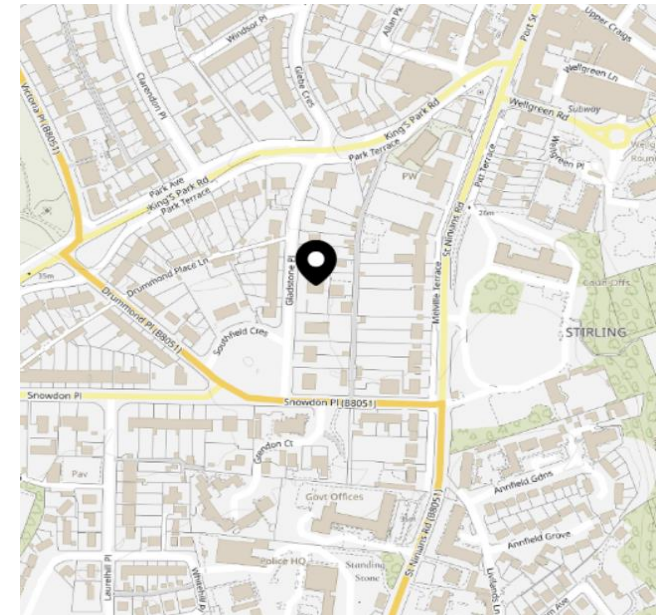
Each party is to bear their own legal costs relating to this transaction; however, the in-going tenant will be responsible for any LBTT, Registration dues and any vat incurred thereon.

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ACCOMMODATION

From measurements taken on-site and in accordance with the RICS code of measuring practice (6th edition), we calculate the Net Internal Area of the subjects to extend as follows:

	Sq. M	Sq. Ft
Attic	49.13	528
TOTAL	49.13	528



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 1st Floor, 11 Gladstone Place, Stirling FK8 2NN

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