



# TO LET

## INDUSTRIAL

14 Cunningham Road, Stirling, FK7 0HY

Workshop/warehouse premises

Flexible accommodation with private yardage/parking

Excellent location within the heart of Springkerse business area

To be refurbished

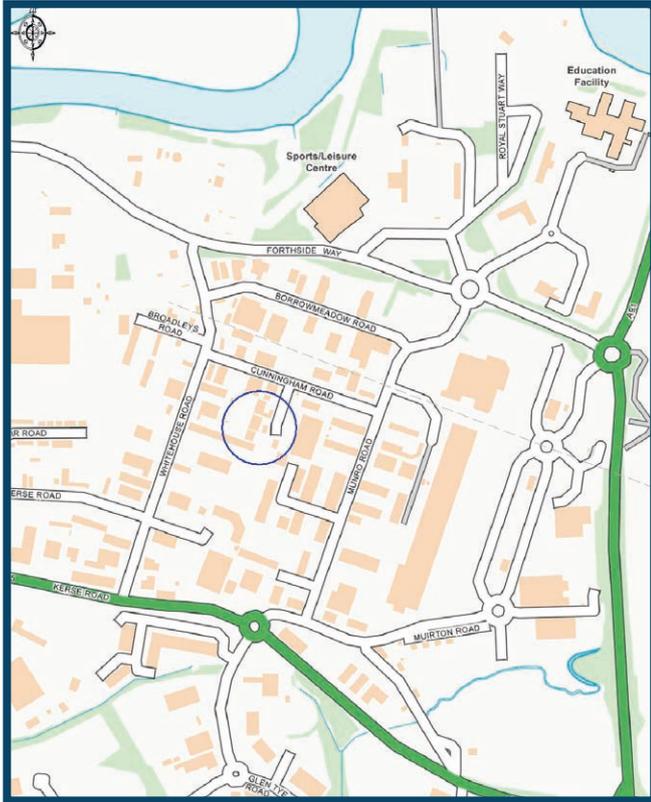
**LOCATION:**

The subjects occupy a good quality position within the heart of Stirling's Springkerse business estate, lying on the Southern side of Cunningham Road, midway between its junctions with Whitehouse Road and Munro Road.

Cunningham Road forms one of the principal thoroughfares within Springkerse which represents Stirling's principal industrial/business area. As such, the property is located in close proximity to a variety of both national and local operators including Perimeter Systems, Speedy Hire Centres and Campbells Shortbread Ltd.

Stirling itself comprises an important city within Central Scotland lying upon the banks of the River Forth approximately 26 miles Northeast of Glasgow and some 30 miles Northwest of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities.

The location of the subjects is shown on the appended plan.



**DESCRIPTION:**

The subjects comprise a detached workshop/warehouse unit which is of steel frame construction, clad externally in profile metal sheeting.

Internally the subjects provide a main workshop/warehouse area together with a crew room and toilet facility.

The subjects provide an internal eaves height of 4 metres with vehicular access by means of a roller entrance door.

Externally the subjects benefit from a secure, surfaced yard/loading area which is enclosed by palisade fencing.

**ACCOMMODATION:**

We calculate that the subjects extend to the following gross internal areas:-

14 – 453.02 m<sup>2</sup> (4,876 ft<sup>2</sup>)

**RATEABLE VALUE:**

Having regard to the Scottish Assessor's website we note that the subjects are entered in the current Valuation Roll as undernoted:-

14 - £26,500

**LEASE TERMS:**

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

**RENTALS:**

14 - Offers of £27,000 per annum exclusive are invited

**EPC:**

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**OFFERS:**

All offers should be submitted in strict Scottish legal form to this office:-

DM Hall LLP  
6a The Courtyard  
Callendar Business Park  
Falkirk  
FK1 1XR

Tel: 01324 628321  
Fax: 01324 612147

E-mail: michael.mcintyre@dmhall.co.uk

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

**VAT:**

All things quoted are exclusive of any VAT which may be chargeable.

**DATE OF ENTRY:**

By agreement.

**VIEWING:**

Strictly by appointment through the sole marketing agents.

**LEGAL COSTS:**

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any LBTT (Land and Buildings Transaction Tax), Registration Dues and VAT incurred.

**OUR REFERENCE**

ESA1531

**DATE OF PUBLICATION:**

July 2019

**IMPORTANT NOTE**

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