

TO LET

6,462 SQ FT (600 SQ M) | AVAILABLE IMMEDIATELY

MODERN TRADE COUNTER/ INDUSTRIAL UNIT

- POSSIBILITY TO SPLIT INTO TWO 3,089 SQ FT UNITS
- PROMINENT TRADE PARK LOCATION
- EXCELLENT TRADE COUNTER FIT-OUT WITH HIGH BAY RACKING
- EXCEPTIONAL RETAIL FRONTAGE
- ELECTRIC ROLLER SHUTTER DOORS
- EAVES HEIGHT 6M RISING TO 7M



PLAY VIDEO



Unit 1

NEARBY OCCUPIERS INCLUDE:

MKM JEWSON

GREGGS

SCREWFIX halfords

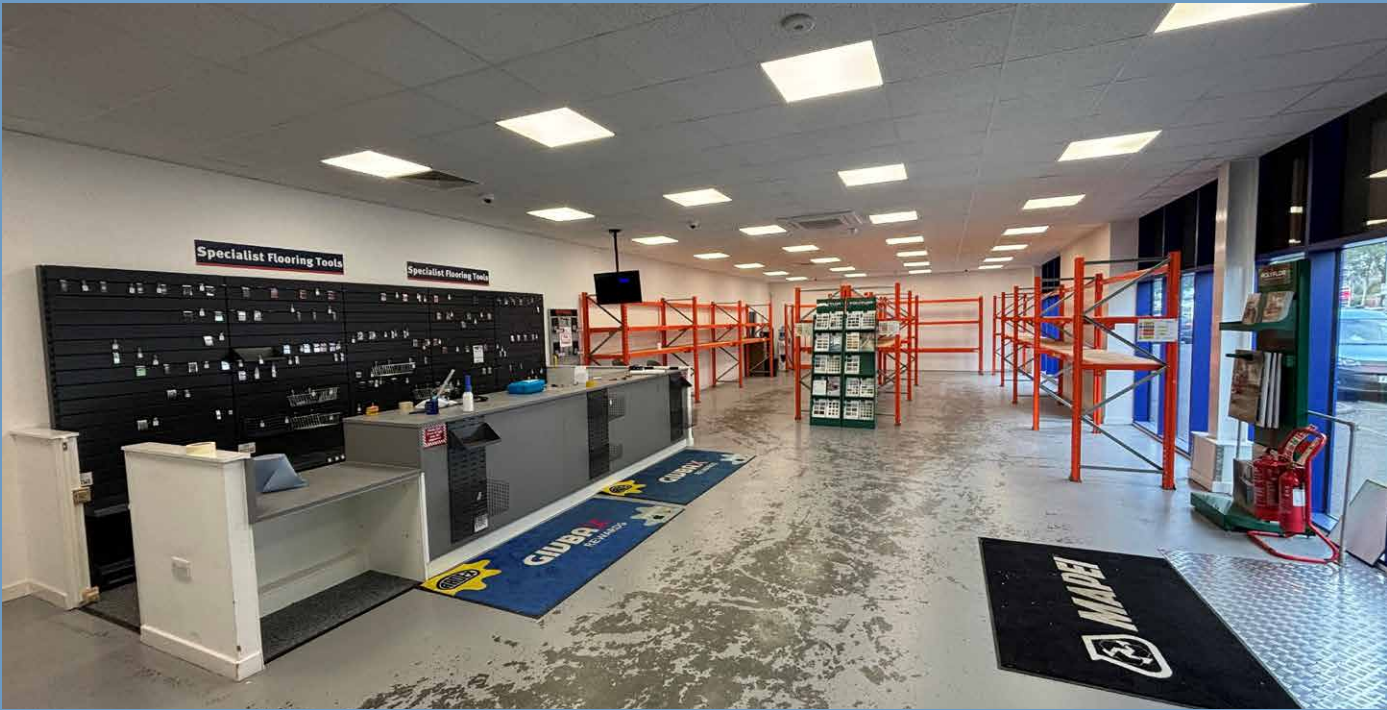
Topps Tiles



SPRINGKERSE TRADE PARK
CRAIGLEITH ROAD
STIRLING
FK7 7GN

LOCATION

The subject premises are located within Springkerse Trade Park, Stirling. Springkerse Trade Park is an established and popular business location that lies approximately one mile south-east of Stirling City Centre. Very well connected to Forthside Way allowing for excellent transport links to both the M8 and M9 motorway networks. More specifically, the estate lies on the south side of the A905 Kerse Road and is accessed via Broadleys Roundabout. The estate is a well-established business location with surrounding occupiers including Menzies BMW, Mini, Volkswagen, Citroen, Halfords, Screwfix and Topps Tiles.



DESCRIPTION

The estate is of modern terrace units which were built in 2009. The property comprises of a trade counter/industrial unit constructed with a steel portal frame, overlaid in insulated metal profile cladding with ample roof lighting providing a good level of natural light and concrete floor. The unit has a shared yard to the rear for goods loading with an electric roller shutter door (measuring 4.93 metres) and staff car parking. The front of the property has shared trade car parking provisions with a dedicated pedestrian entrance and an electric roller shutter door (measuring 4 metres). The eaves height is approximately 6m rising to 7m at the apex.

The unit benefits from a large good quality trade counter fitted to the front of the property, with racking and a manager's office towards the front elevation. Towards the rear, the unit is fitted with high bay racking, modern lighting and open plan column free storage. The unit benefits from welfare facilities including toilets, tea prep and a breakout area. There is an intruder alarm and cctv in operation at the property.

BUSINESS RATES

We are advised by the Local Assessor the property currently has a Rateable Value of £62,500. Interested parties are advised to make their own enquiries as to the rates payable and any rates relief.

LEASE TERMS

Unit is available on a Full Repairing and Insuring basis for a term to be agreed.

SERVICE CHARGE

A service charge for the common maintenance and management of the estate applies.

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.

EPC

EPC certificate is available on request.

VIEWING AND FURTHER INFORMATION

By contacting:

Rhys Davies
07809 231 455
rhys.davies@jll.com

Olivia Gizzi
07840 721 886
olivia.gizzi@jll.com



The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: 1. The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, 2. No person in the employment of The Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, 3. The images of the development are correct as at the date of publication and 4. All floor areas and site areas quoted will be subject to final verification upon completion of the development. Date of publication October 2026.

Produced by Designworks.

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