



Unit F

- ✓ Affordable
- ✓ Business Rates Exempt
- ✓ 100 Amp 3-phase
- ✓ 4.8m Eaves / 6.6m Ridge

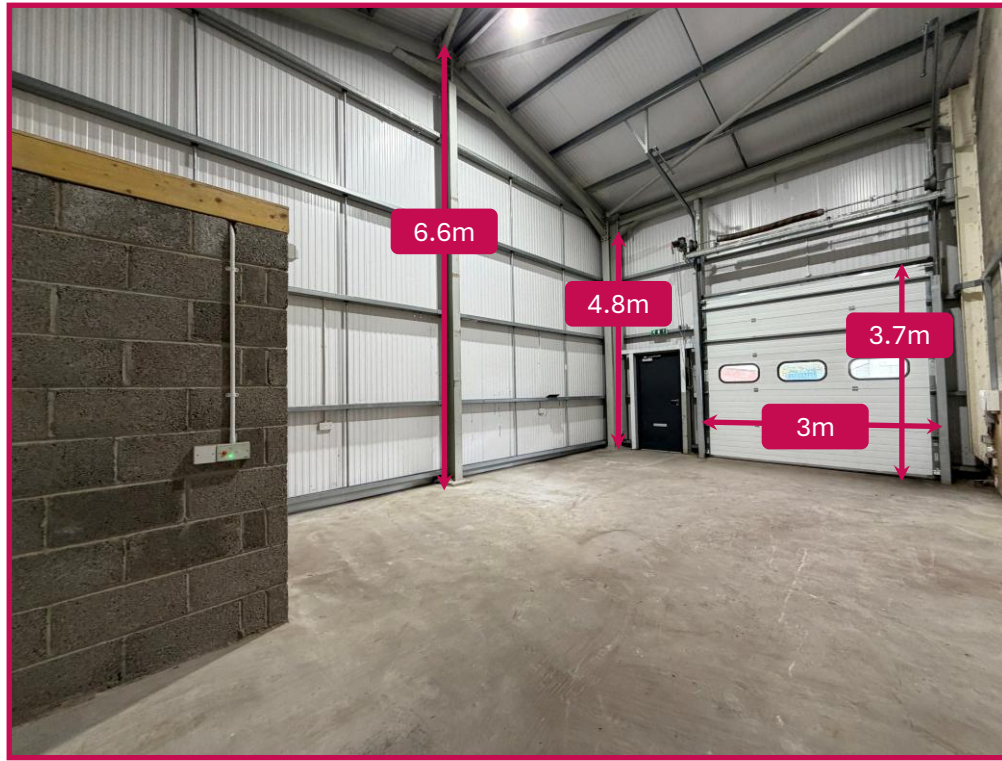
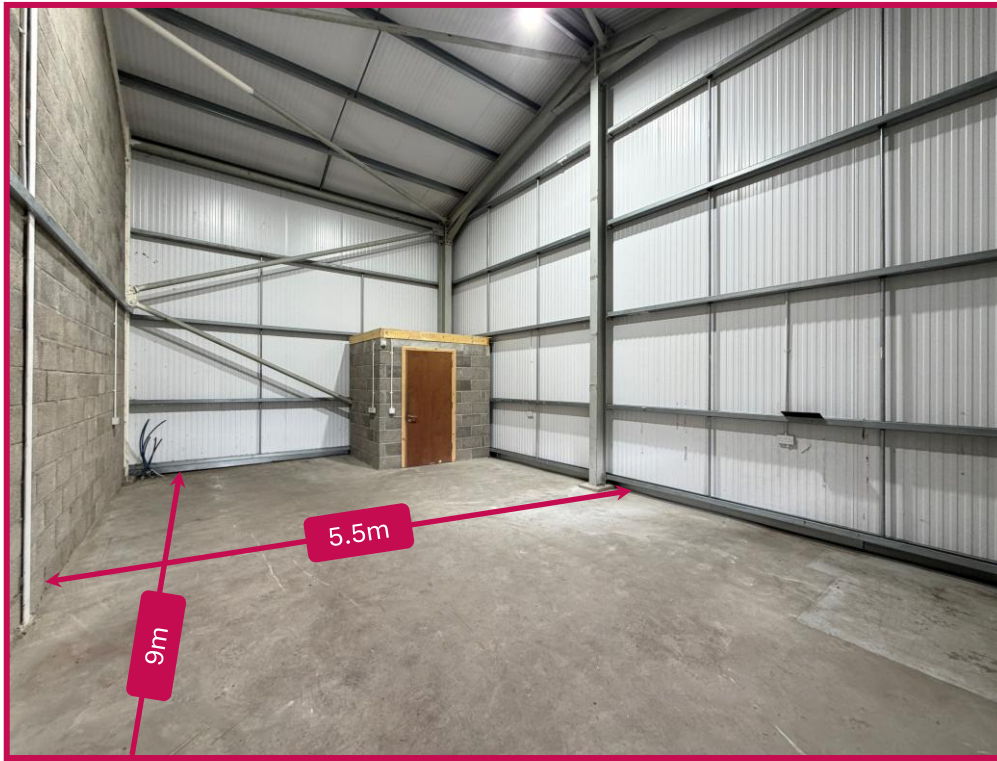
15F Whitehouse Road, Stirling, FK7 7SP

Modern Industrial Unit

To Let

49.2 m2 / 530 ft2

SMART&CO.
surveyors & property consultants



Situation

Sprinkerse Industrial Estate is Stirling's prime industrial location and is well connected to the M9 & M80 motorways via the A905 & A91.

The property is positioned in the heart of the industrial estate, immediately adjacent to the Royal Mail sorting depot. Other nearby occupiers include: Travis Perkins, Magnet, Jewson, City Plumbing, Booker and HSS.

Description

The property comprises part of a recently completed, purpose built modern industrial terrace of steel portal frame, clad externally with insulated profile metal sheets to the walls and roof. The unit has been completed with a electrically operated roller shutter door (3m wide x 3.7m high), disabled accessible WC. Under-floor heating pipework is installed in the concrete floor so tenants could connect this to a boiler system of their choice. The property benefits from 100 amp 3-phase electricity supply.

Heights above the slab are 4.8m to eaves and 6.6m to the underside of the ridge.

Business Rates

The property is entered in the valuation roll with a Rateable Value of £6,400 and so should qualify for **Full 100% Exemption from Business Rates** (although interested parties should satisfy themselves).

Lease Terms

Unit F is available to lease for a minimum term of 3 years from £605 per month.

A service charge of £150 per month is also payable to cover common areas.

VAT will be charged.

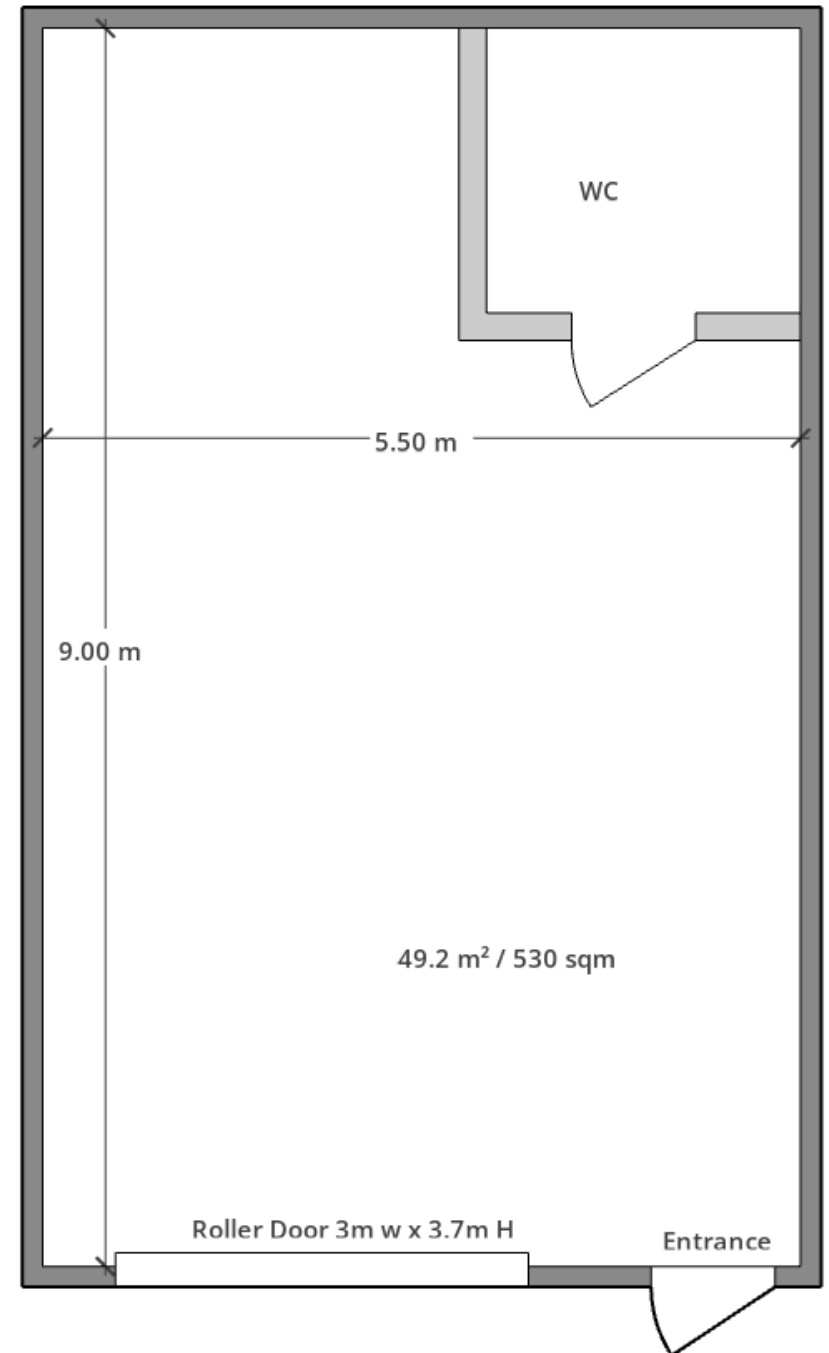
Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

- ✓ Brand new, modern specification, industrial unit
- ✓ 3m x 3m electrically operated, roller shutter door
- ✓ 100 Amp 3-phase electricity supply
- ✓ Disabled accessible WC installed
- ✓ Insulated profile metal cladding to walls and roof
- ✓ Under-floor heating pre-installed in concrete floor (tenant to install heat source)
- ✓ Excellent, central location
- ✓ Unit would be suitable for various uses (subject to planning)



Ample space for mezzanine floor if desired





Directions

From Kerse Road / A905, turn left (heading east) or right (heading west) at the traffic lights before HSS Hire / Shell Petrol Station - onto Whitehouse Road. The entrance to the properties is on the left just between Wm Lewis & Sons flooring studio and the Royal Mail sorting depot (opposite Magnet / Dron & Dickson).

SAT NAV: Postcode is **FK7 7SP**

Viewings / Enquiries

Viewings can be arranged by contacting the agents. Neither Smart & Co nor the owner accept any liability for injuries or damage incurred during viewings.

For more information, contact the Sole Letting Agents:

Doug Smart

07850 517 323

doug@smartandco.co.uk

Graeme Duncan

07954 815 365

graeme@smartandco.co.uk

01786 619 100 | smartandco.co.uk

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

SMART&CO.
surveyors & property consultants