

UNIT 1, CUNNINGHAM ROAD

Unit 1, 3 Cunningham Road, Stirling, FK7 7SW



Key Highlights

- Modern industrial unit
- Good eaves height
- Shared yard space with ample parking
- Trade Counter potential
- End terrace unit
- Electric roller shutter

Summary

Available Size	5,709 sq ft
Rent	£10.50 per sq ft
Rateable Value	£55,500
Service Charge	Information available upon request.
Estate Charge	N/A
EPC Rating	C

Description

The subjects comprise a modern ground floor industrial unit of steel portal frame construction and profiled sheet roof.

Internally the subjects benefit from a large open plan workshop, kitchen and w.c facilities. The property benefits from a large roller shutter door with good eaves height and a separate pedestrian access door.

Location

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the northern side of Cunningham Road close to its junction with Whitehouse Road.

Terms

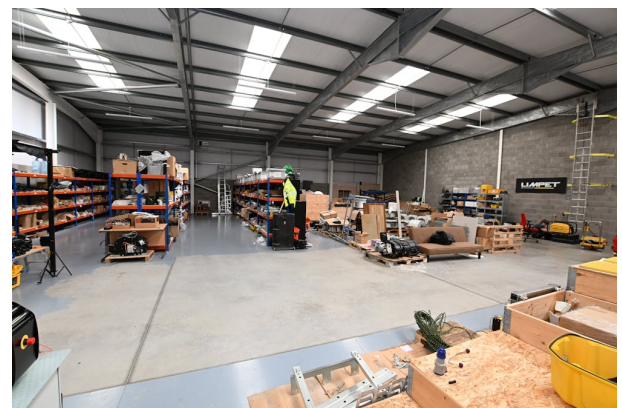
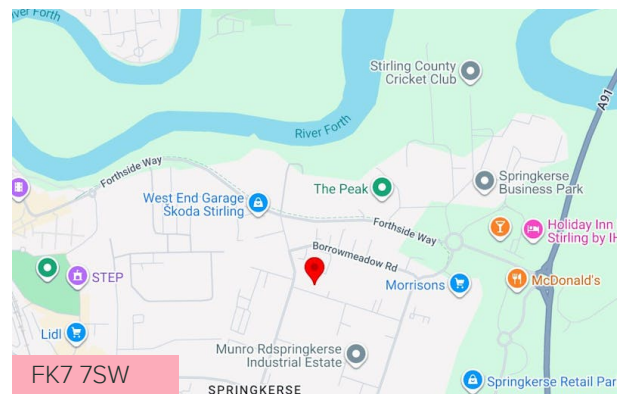
From £10.50 per sqft per annum for a new FRI lease.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal fees.



Viewing & Further Information



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