

UNIT 15

Unit 15, 9 Munro Road, Stirling, FK7 7XQ



Key Highlights

- Prime location
- Suitable for a variety of Uses
- 3 phase power
- Private yard- potential to be secured
- Trade Counter potential

Summary

Available Size	4,052 sq ft
Rent	£45,000 per annum
Rates Payable	£4.67 per sq ft
Rateable Value	£38,000
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The subjects comprises a modern detached single storey industrial unit. the building is of steel portal frame construction with brick and insulated profiled sheet walls whilst being surmounted by a pitched roof overlaid in insulated profiled sheet panels.

Internally the property provides a number of office rooms, studios, open plan office, w.c facilities and kitchen. The configuration could however be adapted to an open plan workshop configuration.

Externally the property benefits from a private tarmac yard area.

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.

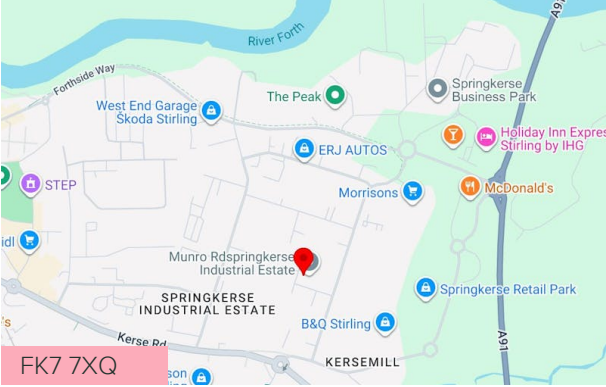
The subjects are located on the western side of Munro Road between its junctions with Kerse Road and Cunningham Road.

Legal Costs

Each party will bear their own legal costs.

VAT

All figures quoted are exclusive of VAT.



Viewing & Further Information



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