

UNITS 22/23, 9 MUNRO ROAD STIRLING



GERALDEVE

LEASE AVAILABLE

757 sq m (8,152 sq ft)



SPRINGKERSE INDUSTRIAL ESTATE STIRLING FK7 7XQ

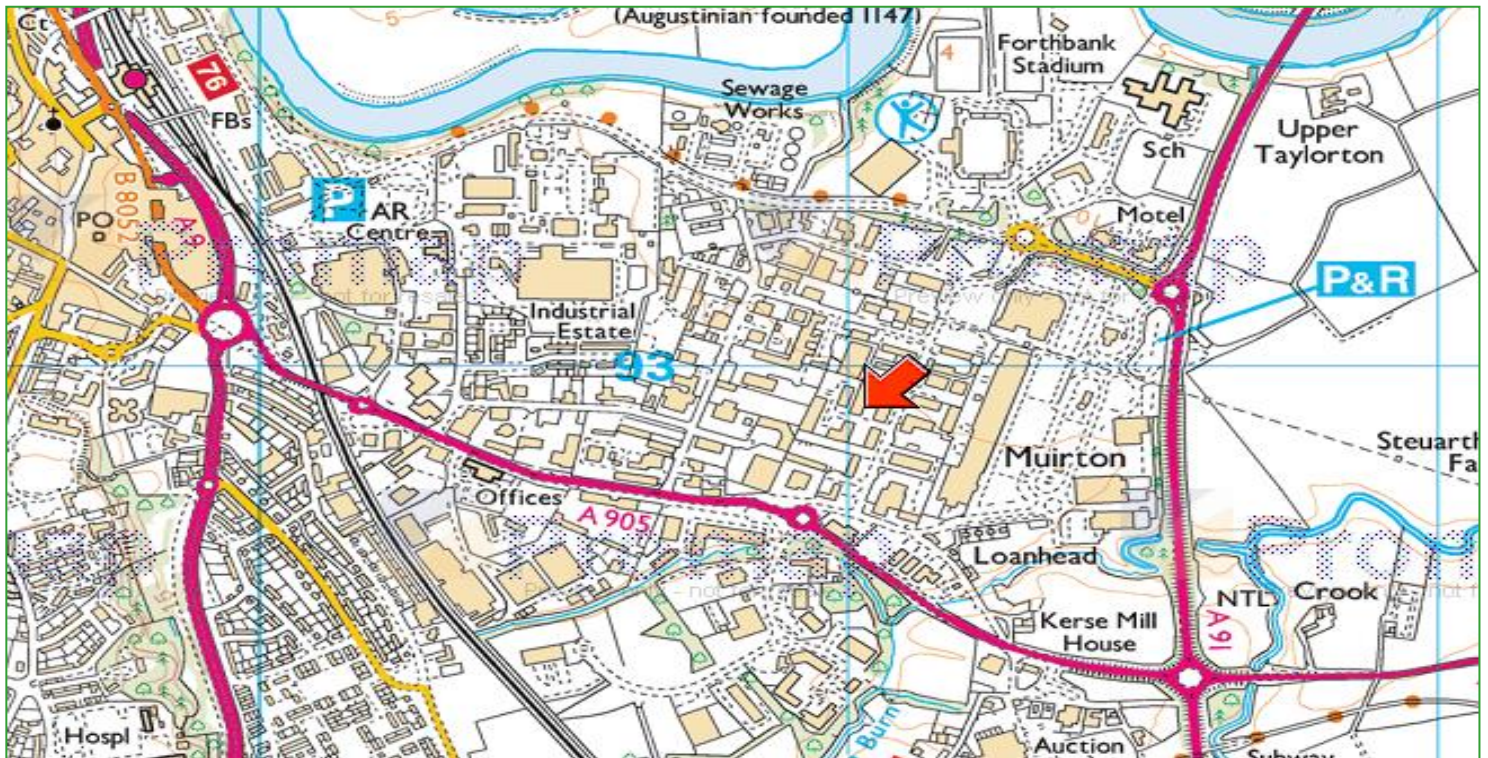


- High quality detached warehouse unit with yard
- 2 level access doors
- Minimum eaves 3.75m rising to 5.45m at apex
- Offices/ancillary accommodation
- Dedicated parking
- Conveniently located within popular, established trading estate

Units 22&23, 9 Munro Road, Springkerse Industrial Estate STIRLING



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Location

The property is located within Springkerse Industrial Estate in central Stirling. It forms part of a very popular estate with a mixture of national and local occupiers. Access is off Munro Road and it is a short distance from the city centre including the mainline railway station.

Description

The subjects comprise a detached warehouse with offices / ancillary accommodation, dedicated parking and yard.

The warehouse provides good quality clear-span accommodation with two level access doors, a screeded concrete floor and gas fired warm air blowers.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice, 6th Edition, and calculate it extends to a total gross internal area of:

757.38 sq m (8,152 sq ft)

Business Rates

The premises are currently have two entries in the Valuation Roll with rateable values of £23,250 and £25,750 with effect from 1 April 2017. Both entries are subject to an outstanding appeal.

EPC

The premises have a rating of **X**. A copy of the certificate is available on request.

Terms

The premises are held on a lease expiring at 31st March 2021. The current passing rental is £48,000 per annum. Our clients are seeking to assign or sub-let their interest. Alternatively, subject to terms and conditions, a new lease may be available.

Viewing & Further Information

Strictly by appointment only through Gerald Eve.

Sven Macaulay

smacaulay@geraldeve.com

Tel. 0141 227 2364

Gregor Brown

gbrown@geraldeve.com

Tel. 0141 227 2375



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