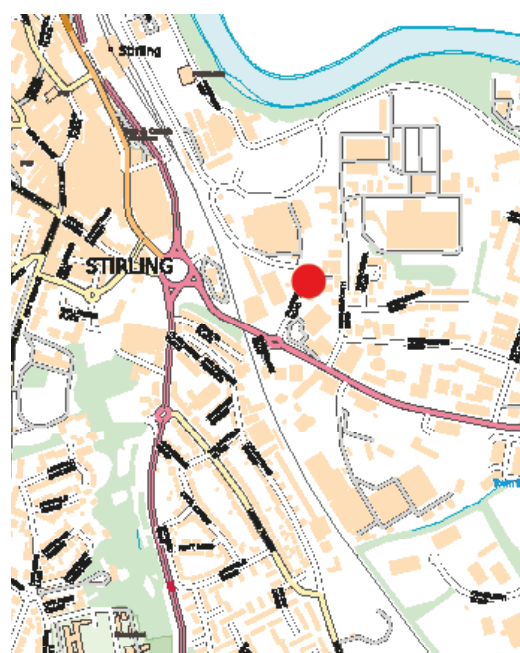




**Pavilion 1, Upper Floor Right, Castlecraig Business Park,
Stirling, FK7 7SH**

- Extending to 182.24 sq.m. (1,983 sq.ft.)
- Fitted out to a high standard
- Located close to Scotland's motorway network
- On site parking included
- Within walking distance of Stirling City Centre





LOCATION

The subjects are situated within Castlecraig Business Park, a modern office development of three pavilions, on the east side of Players Road. The Business Park offers a prominent location on the fringe of Stirling City Centre and is situated adjacent to Stirling Enterprise Park. The premises are located only three miles from junction 10 of the M9 giving easy access to the motorway network.

DESCRIPTION

the subjects are situated on the first floor (left) of a two-storey detached modern office pavilion, constructed in 2005. Internally, the office accommodation has been subdivided to create modern open plan accommodation as well as meeting rooms and private offices and staff kitchen facilities. We understand there are five dedicated car parking spaces.

PRICE:

For the benefit of our client's heritable interest in the subjects we are seeking offers in the region of £200,000.

We are seeking offers in the region of £20,000 per annum for the leasehold of the subjects.

RATEABLE VALUE:

According to the Scottish Assessors Association website the subjects are entered into the Valuation Roll as follows:

Rateable Value £22,750

EPC:

An EPC has been undertaken and is available on request.

VAT:

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).



To arrange a viewing please contact:



Conal Philliben
Property Agent
07771 528 190
Conal.philliben@g-s.co.uk



Andrew Peel
Property Agent
01786 463111
Andrew.peel@g-s.co.uk

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

VIEWING:

Strictly by prior arrangement with the sole agents.

ENTRY:

Early entry is available, subject to conclusion of formal legal missives.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2024

