

# WALLACE HOUSE

STIRLING  
MEANS  
BUSINESS

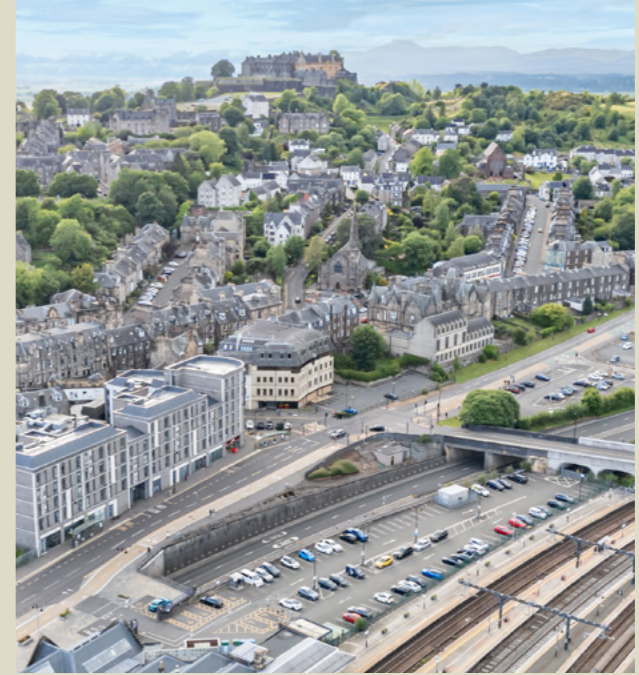


# STIRLING'S BASE FOR AMBITION.

**FROM 713 SQ FT TO 13,835 SQ FT.  
(66 SQ M - 1,286 SQ M)**

Wallace House is a landmark five-storey standalone office building offering modern, open-plan workspace.

Each suite benefits from 24/7 access, a manned reception during business hours, dedicated kitchen and WC facilities, full lift access, and full DDA compliance. Secure on-site car parking is also available.



# SMARTLY CONNECTED. SERIOUSLY COMPETITIVE. STIRLING MEANS BUSINESS.

## CONNECTIVITY

Stirling is a thriving, affluent, historic city at the heart of Scotland's motorway network (M80/M9 intersection). Located approximately 30 miles North West of Edinburgh and 25 miles North East of Glasgow, Wallace House is perfectly positioned for seamless travel whether you're heading across the UK or further afield.

Rail links to major cities ensure swift internal connections, while the close proximity of both Edinburgh Airport and Glasgow Airport, opens the door to international destinations.

CITY	ROAD	RAIL
Glasgow	40 mins	27 mins
Edinburgh Airport	40 mins	64 mins*
Edinburgh	1 hr	39 mins
Aberdeen	2 hrs 15 mins	2 hrs 8 mins
Newcastle	3 hrs	2 hrs 30 mins
Manchester	4 hrs	4 hrs 5 mins
London	7 hrs 10 mins	5 hrs 15 mins

\*1 change



“**JUST 40 MINUTES DRIVE TO EDINBURGH AIRPORT AND 50 MINUTES DRIVE TO GLASGOW AIRPORT**”



# BIG-CITY OPPORTUNITY WITH BREATHING SPACE TO GROW





STIRLING CASTLE

WALLACE HOUSE

THISTLES SHOPPING CENTRE

BARTON STREET

STIRLING TRAIN STATION

[CLICK TO VIEW ON GOOGLE MAPS](#)


# COURAGE, MEET OPPORTUNITY.

Wallace House occupies a highly prominent position in the centre of Stirling, at the junction of Maxwell Place and Goosecroft Road.

The surrounding area comprises mixed commercial and residential uses with The Thistles Centre, Stirling's prime regional shopping centre, within 5 minutes walking distance of Wallace House. Stirling's principal train and bus stations are located immediately adjacent to the property.

Set in the heart of Stirling, Wallace House offers more than just a strategic base; it delivers an exceptional lifestyle. With the University of Stirling nearby, a thriving academic scene energises the area. The charming village of Bridge of Allan adds character and community, while top-rated private schools, leading sports facilities, and access to nature create a setting that supports wellbeing, ambition, and growth.

# WHERE BOLD DECISIONS BECOME SMART MOVES



# THE SPACE THAT WORKS AS HARD AS YOU.

## DESCRIPTION

Wallace House comprises a landmark 5-storey standalone office building providing modern open plan office accommodation benefiting from:

- 24/7 access with manned reception during business hours
- Dedicated WCs and Kitchen / tea prep facilities within each suite
- Full lift access
- DDA compliant
- Secure car parking available

## ACCOMMODATION

The available accommodation provides the following net internal floor areas:

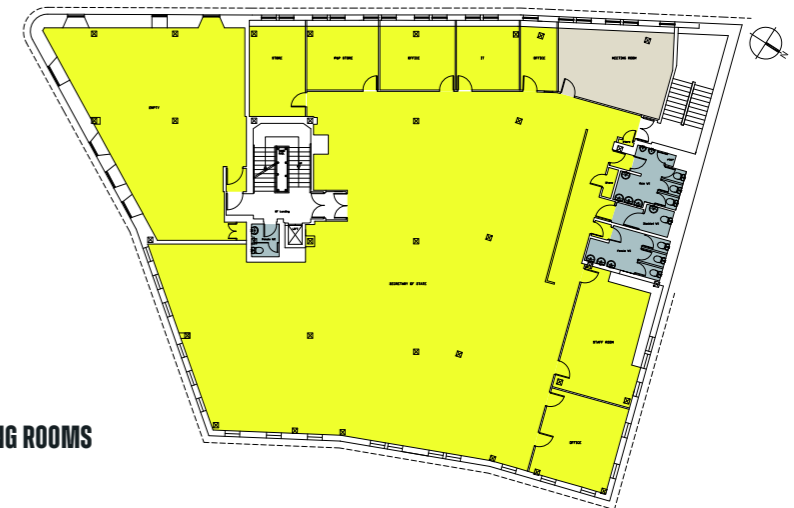
FLOOR	SQ M	SQ FT
Second Floor	653	7,023
First Floor	633	6,812
<b>TOTAL</b>	<b>1,286</b>	<b>13,835</b>

In addition to full-floor lets, the two corner suites can be easily isolated for self-contained use. Smaller suite options are also available, offering flexibility for businesses of varying sizes.

### 1ST FLOOR



### 2ND FLOOR



# JOIN THE BOLD

## RATEABLE VALUE

The premises require to be re-assessed and interested parties are advised to make their own enquiries with the local Assessors department.

## LEASE TERMS

The accommodation is available on a floor-by-floor basis with flexible lease terms and market incentives available.

## SERVICE CHARGE

There is an annual service charge for the upkeep and maintenance of the building. Further details are available from the joint letting agents. The building is owned and partially occupied by Forsyth of Denny who have a vested interest in ensuring it is well managed and run efficiently.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has EPC "C" Rating and a copy of this is available on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. The ingoing tenant will also be responsible for any LBTT, Registration Dues and VAT thereon.

## VAT

All prices, rents and outgoings are quoted exclusive of VAT which is payable at the prevailing rate where applicable.

## ENTRY

The accommodation will be available from Q2 2026.

## VIEWING

Strictly by appointment through the joint letting agents:

### Iain Taylor

07884 322 759

[iain.taylor@ryden.co.uk](mailto:iain.taylor@ryden.co.uk)

### Kyle Wright

07425 478 303

[kyle.wright@ryden.co.uk](mailto:kyle.wright@ryden.co.uk)

# Ryden

### Sandy Falconer

07753 340 113

[sandy@falconerproperty.co.uk](mailto:sandy@falconerproperty.co.uk)



The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. September 2025.

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