

TO LET

MODERN OFFICE SUITES

Located in the desirable Castle Business Park, Stirling

Competitive Quoting Rent From £10 Per Square Foot

Efficient Transport Links In And Out Of Stirling's City Centre

Available In Whole Or In Part

Generous Car Parking Provisions

NIA: 2,460 SqFt – 9,958 SqFt



FIND ON GOOGLE MAPS



FIRST FLOOR, CARSEVIEW HOUSE, CASTLE BUSINESS PARK, STIRLING, FK9 4TW

CONTACT:

Alasdair McConnell MA (Hons) MRICS | a.mcconnell@shepherd.co.uk | 01786 450438 – 07393 803 404
Aleksander Alfer MA (Hons) | a.alfer@shepherd.co.uk | 01786 450438 – 07743 938 319





Location

FIRST FLOOR, CARSEVIEW HOUSE,
CASTLE BUSINESS PARK, STIRLING, FK9 4TW



LOCATION

Stirling is the principal centre of commerce and administration for Stirlingshire. The city has a resident population estimated to be in the region of 45,000, whilst the wider Stirling Council area has a population estimated to be in the region of 90,000. Stirling is well-positioned in the heart of Scotland and adjacent to the M9 motorway, which links into the M80/M876 and provides motorway access to Glasgow, approximately 22 miles to the southwest and Edinburgh, 36 miles to the east. The town benefits from a mainline railway station with regular services to all of Scotland's major towns and cities.

The property is located in Castle Business Park, a prime location within Stirling, with convenient access to the A9, less than 1-mile away. The surrounding area comprises similar office buildings, occupied by notable tenants such as Symbiosis Pharmaceutical, Lex Autolease, and Colleges Scotland.



Modern office space offering flexibility
from 2,400 SqFt to 9,958 SqFt



Description

FIRST FLOOR, CARSEVIEW HOUSE,
CASTLE BUSINESS PARK, STIRLING, FK9 4TW



DESCRIPTION

The subjects form the first floor an attractive two storey office pavilion, which benefits from extensive on-site parking provisions. Entry to the upper floor is facilitated through an internal staircase or lift.

The accommodation consists of four well-fitted office suites that offer open plan accommodation and some private office space. Suites 5, 6, and 7 are interconnected, but the overall layout of the first floor is flexible, allowing either single occupancy or division into separate tenancies.

The layout is also complimented by male, female and disabled W/C facilities within the communal areas of the building, with kitchen/tea-prep areas situated within the respective sections of the units. The subjects benefits from gas central heating and high-speed fibre internet, ensuring modern functionality across the entire building

ACCOMMODATION

| DESCRIPTION | SQM | SQFT |
|--------------|---------------|--------------|
| Suite 5 | 237.45 | 2,556 |
| Suite 6 | 229.07 | 2,466 |
| Suite 7 | 230.05 | 2,476 |
| Suite 8 | 228.56 | 2,460 |
| TOTAL | 925.13 | 9,958 |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

Our client is seeking rental offers of £100,000pa for space as a whole which equates to approximately £10 per square foot. The rental rates for individual suites can be made available upon application.

SERVICE CHARGE

Service charge pricing available on application.

RATEABLE VALUE

The first-floor subjects are listed in the current Valuation Roll as two separate entries, with a rateable value of:

Suite 5, 6, & 7 – £81,500 / Suite 8 – £26,500

The rate poundage for 2024/2025 is set at 49.8p per pound for rateable values up to £51,000, 54.5p per pound for values between £51,001 and £100,000, and 55.9p per pound for values above £100,000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate can be made available upon request.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Alasdair McConnell

a.mcconnell@shepherd.co.uk



Aleksander Alfer

a.alfer@shepherd.co.uk

Shepherd Chartered Surveyors

11 Gladstone Place, Stirling, FK8 2NN

T: 01786 450 438



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

