



# TO LET



**FALCONER**  
PROPERTY CONSULTANTS

**BANDEATH EAST,  
BANDEATH INDUSTRIAL  
ESTATE, THROSK  
FK7 7GW**

- LEASE FROM £27,500 PER ANNUM
- 3,100 FT<sup>2</sup>
- NEWLY CONSTRUCTED
- LARGE SECURE TARMAC YARD
- PRIME LOCATION
- SEPARATE PEDESTRIAN ACCESS
- 2 ROLLER SHUTTER DOORS

## LOCATION

Throsk is a hamlet in the Stirling council area of Scotland. It lies on the A905 road east of Fallin close to the River Forth.

Stirling is a city in central Scotland. Located on the River Forth, Stirling is the administrative centre for the Stirling council area, and is traditionally the county town of Stirlingshire. Modern 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 within Bandeath Industrial Estate which forms the main Industrial Estate within Throsk.

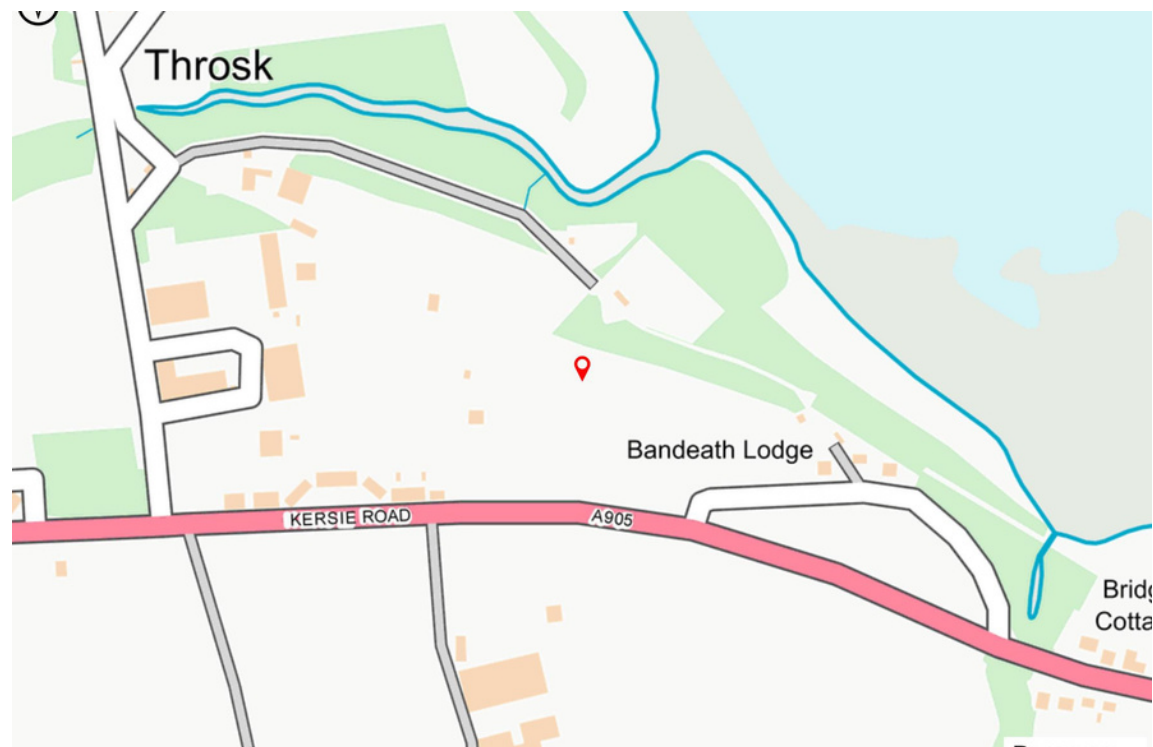
## DESCRIPTION

The subjects comprise a single storey industrial building of steel portal frame construction overlaid in insulated profiled metal sheeting.

Internally the property provides an open plan industrial workshop benefitting from two large electric roller shutter doors. The property provides a w.c and tea prep area.

## PROPOSAL

Lease from £27,500 per annum for a new FRI lease.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

288m<sup>2</sup>/3,100ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

## RATING

The unit requires to be reassessed, please contact the local rating office for further details.

## EPC

A copy of the EPC will be available upon request.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

N/A.





#### DISCLAIMER

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## VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

**SANDY FALCONER**

BSc (Hons) MSc MRICS

 **STIRLING:** 01786 234 000

 **PERTH:** 01738 230 200

 **EMAIL:** [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

**[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)**