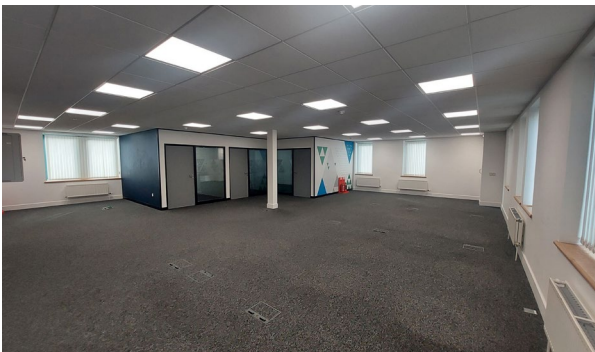




OFFICE TO LET

Ground Floor, Suites 1, 2 & 3 Kings Park House



LAURELHILL BUSINESS PARK
STIRLING, FK7 9NS

- > FROM 1,886 SQ.FT – 7,544 SQ.FT.
 - > HIGH QUALITY OPEN PLAN OFFICE SUITES
 - > ESTABLISHED BUSINESS LOCATION
 - > CLOSE TO STIRLING CITY CENTRE
-

LOCATION

Stirling is a vibrant attractive city located within the central belt of Scotland. Stirling holds a strategic position and benefits from being almost equidistant between Glasgow and Edinburgh. The City further benefits from excellent transport links as well as the highly regarded Stirling University.

Kings Park House is situated in Laurelhill Business Park within the leafy suburban area of Kings Park less than 10 minutes' walk from the city centre. The business park has been fully developed, in a mature landscape offering a superb working environment. Other occupiers in the immediate vicinity include the Scottish Sea Farms, Tilhill Forestry, Civil Aviation Authority and Handelsbanken.

DESCRIPTION

Kings Park House provides office accommodation arranged over ground and first floors totalling c. 15,000 sq ft (1,394 sq m). The available accommodation comprises three modern suites on the ground floor of the building. The suites benefit from good levels of natural light and excellent dedicated car parking. Specification includes:

- Full raised access floor
- Suspended ceilings
- 27 dedicated car parking spaces (9 per suite)
- Open-plan

ACCOMMODATION

Two of the available suites extend to 1,886 Sq.Ft. respectively and the third extends to 3,772 Sq.Ft., presenting an opportunity to acquire a total of 7,544 Sq. Ft.

TERMS

The suites are available individually or combined by way of a new Full Repairing and Insuring lease for a term to be agreed.

SERVICE CHARGE

There is a service charge to cover the common building maintenance and management of the estate. Full details are available on request from the joint letting agents.

VAT

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

RATEABLE VALUE

The rateable value for the suites are due to be reassessed. The tenant is advised to make their own enquiries with Stirling Council. An indication of the rates payable is available on request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

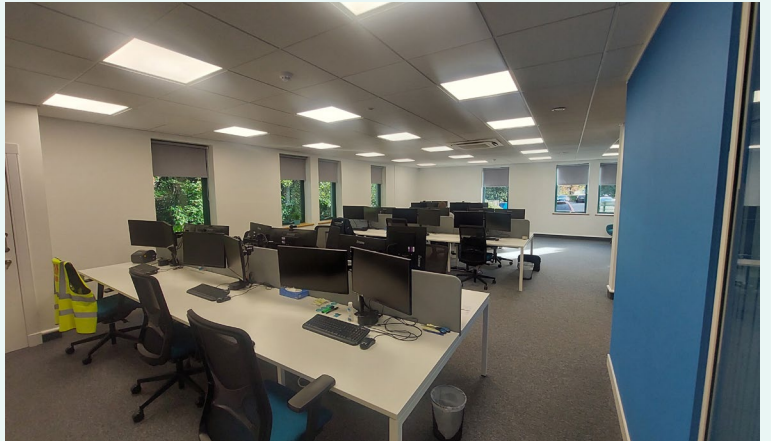
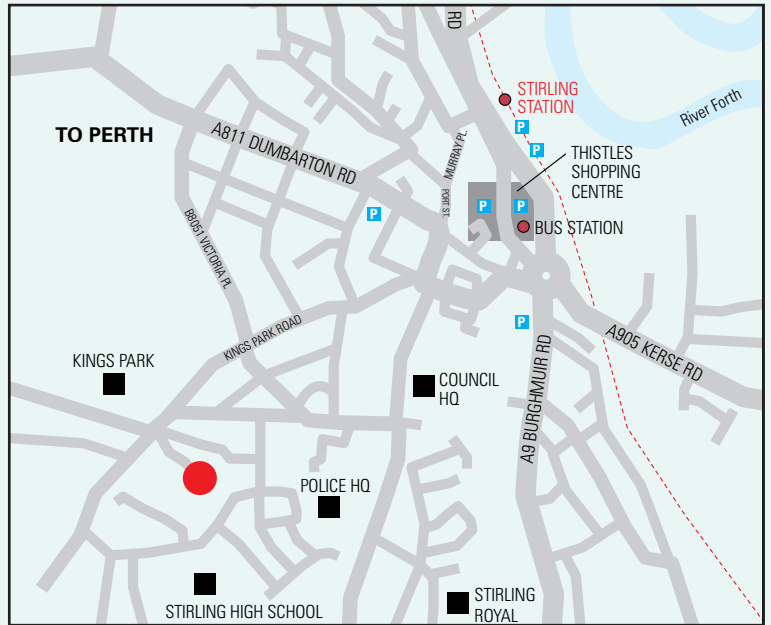
The property has an EPC "C+" rating.

ENTRY

Entry can be granted immediately on conclusion of all legal formalities.

LEGAL COSTS

Each party is to be responsible for payment of their own legal costs incurred in connection with this transaction, although, in the normal manner the tenant will be liable for any registration dues, LBTT and VAT thereon.



VIEWING

For further information or to arrange a viewing please contact the joint agents:

Ryden LLP
7 Exchange Crescent, Conference Square,
Edinburgh, EH3 8AN
Tel: 0131 225 6612

Iain Taylor
iain.taylor@ryden.co.uk

Kyle Wright
Kyle.Wright@Ryden.co.uk

Ryden.co.uk
0131 225 6612

Graham + Sibbald
22 Allan Park, Stirling, FK8 2QG
01786 463 111

Andrew Peel
andrew.peel@g-s.co.uk

Conal Philliben
Conal.Philliben@g-s.co.uk

**GRAHAM
SIBBALD**
01786 463 111
g-s.co.uk

The Agents for themselves and for the 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 the 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 representations or warranty whatever in relation to this property. November 2024