

TO LET
MODERN OFFICE ACCOMMODATION

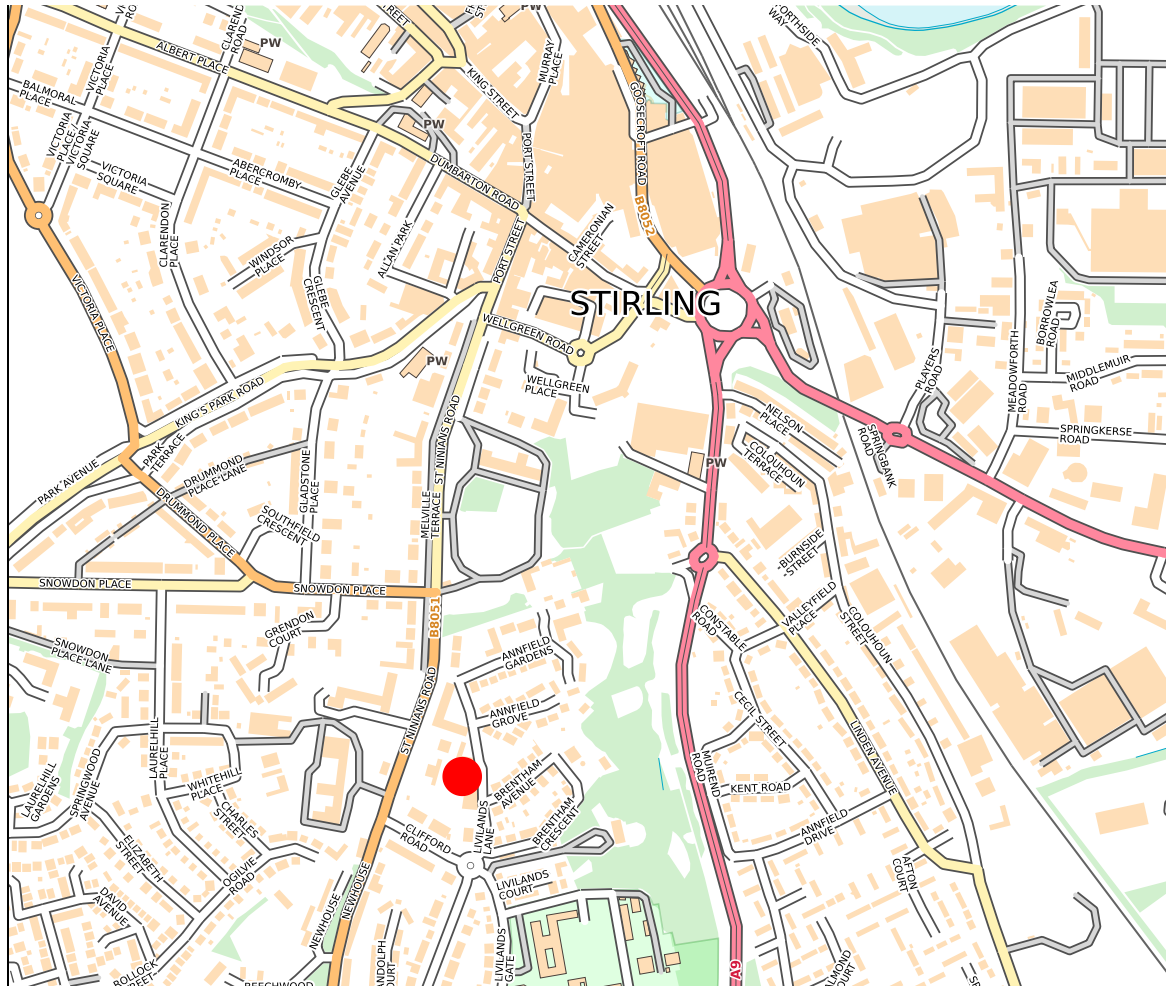


**Earlsgate Lodge, 35 St Ninians Road,
Stirling, FK8 2HE**

- Within walking distance of Stirling City Centre
- High quality open plan office suites
- From 1,329 Sq.Ft. — 3,205 Sq.Ft.
- Available for Immediate Occupation
- Rent on Application

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business destinations, benefiting from an excellent strategic location within the heart of the country's Central Belt. The city is located approximately 36 miles north-west of Edinburgh and around 27 miles north-east of Glasgow. The premises are located immediately off Livilands Lane, close to its junction with Clifford Road, less than a mile from Stirling City Centre. The subjects are within walking distance of Stirling's mainline railway and bus stations and a short drive from the M9 and M80 motorways, allowing easy access to all other major business centres throughout Scotland.



DESCRIPTION

The subjects comprise two well-presented office suites on the first floor of Earlsgate Lodge. The offices are open plan in nature, each with a private meeting room and tea prep area. There are communal WC facilities and a platform lift, providing wheelchair access. Limited parking spaces are available on site and there is ample public parking in the immediate vicinity.

According to our calculations from measurements taken on site we estimate the subjects extend to the following approximate net internal areas:

Suite	SQ.M	SQ.FT
Left Hand Suite	174.32	1,875
Right Hand Suite	123.56	1,329
Total	297.88	3,205

LEASE TERMS

A new Full Repairing and Insuring lease with flexible terms, is being offered by our clients. Quoting rent and terms available on application from the sole letting agents.

RATING

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.

VAT

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

EPC

The EPC certificate is available on request.

VIEWING

Strictly by prior appointment with the sole letting agents.



To arrange a viewing please contact:



ANDREW PEEL
Surveyor

andrew.peel@g-s.co.uk
07803 896 976



CONAL PHILIBEN
Commercial Property Agent

conal.philiben@g-s.co.uk
07771 528 190

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. Date Published:

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.