

TO LET
MODERN OPEN PLAN OFFICE SUITE



**Glendevon House,
Castle Business Park, Stirling, FK9 4TZ**

- Superb Ground Floor Office Suite
- Situated in Castle Business Park
- One of Scotland's Premier Business Locations
- Adjacent to Junction 10 of the M9 Motorway
- Car Parking Ratio of 1:284 sq.ft.
- Extending to Approximately 743.20sq.m/8000sq.ft



LOCATION:

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location in the heart of Scotland and allows easy access by road and rail to all major business centres throughout the country. Castle Business Park lies immediately adjacent to Junction 10 of the M9 motorway and is ideally located to take full advantage of excellent transport links and arterial routes throughout

Central Scotland. Both Edinburgh and Glasgow are approximately 40 minutes drive from the Park.

Stirling has a resident population of approximately 45,000 persons and a wider catchment of around 91,000 in the Stirling Council area. 5% of Scotland's population live within a one hour drive from Stirling, increasing to 80% within two hours.

Castle Business Park offers 242,000sq.ft of high-quality modern office accommodation in 11 buildings, on a site of approximately 28 acres. The River House Restaurant, which is an extremely popular venue, is located at the entrance to the Park.

Castle View Park and Ride, which is located immediately adjacent to the entrance to the Business Park, provides 200 parking spaces and a bus service every 12 minutes to Stirling City Centre (Monday-Saturday 7.30am-8.30pm).

Other occupiers in Castle Business Park include:

- SEPA
- Keep Scotland Beautiful
- Robertson Group
- Contract Scotland Limited
- Regus
- NHS Forth Valley
- XPS Pensions Group

DESCRIPTION:

Glendevon House is a modern multi-let two storey office building, offering superb open plan accommodation, in an attractive and scenic environment.



The ground floor accommodation benefits from:

- Full access metal raised floors.
- VRF heating and cooling system.
- Suspended ceilings
- LED lighting.
- Car parking ratio of 1:284 sq.ft.

The building has a central core providing an 8-person passenger lift, male, female and accessible toilets on each floor and common shower facilities.

The Energy Performance Rating for the building is C.



ACCOMMODATION:

Ground Floor - 743.20sq.m/8000sq.ft

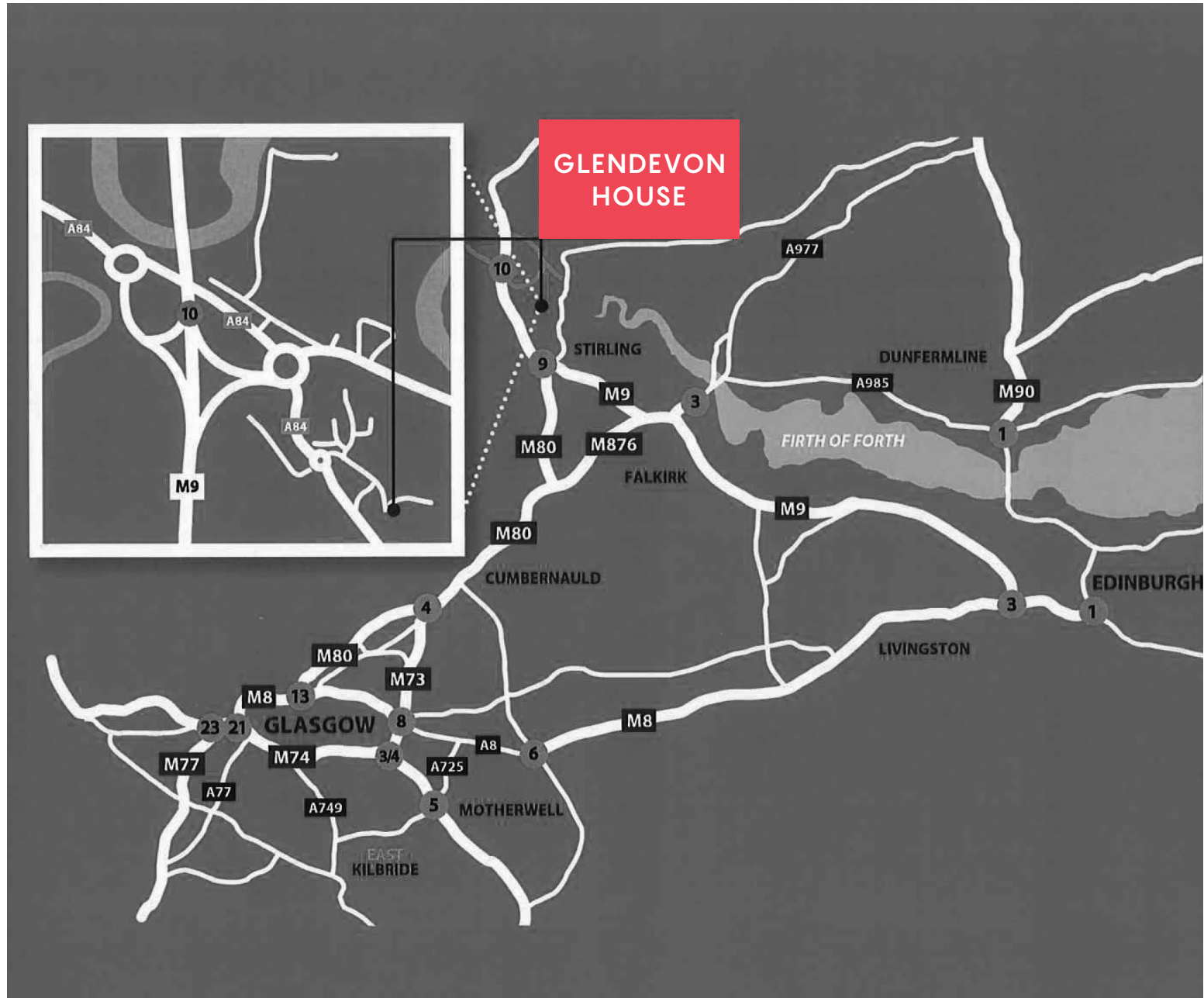
The suite will be ready for tenant's fitout. Plans of the current layout are available on request.

RATEABLE VALUE:

£84,000

LEASE TERMS:

A new Full Repairing and Insuring lease with flexible terms is being offered. Quoting rent, service charge details etc; are available from the Sole Agents.



To arrange a viewing contact:



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 Surveyor
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