



**Block 5 Unit 7, Munro
Road,**

Springkerse Industrial Estate
Stirling FK7 7UU

TO LET

Industrial Unit on key transport links

1,024 sq ft

www.m7propsearch.co.uk

m seven
REAL ESTATE

Location

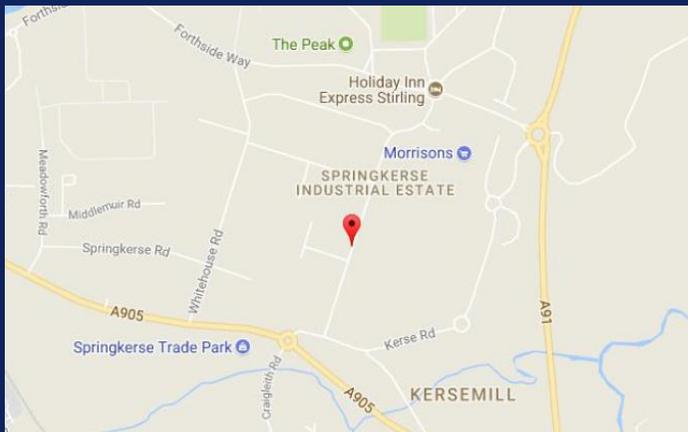
Stirling is a strategic location in the heart of Scotland, making it ideally situated as a business location. It is often described as the third corner of the central Scottish Triangle. The M9 is adjacent to the industrial estate, which offers direct access to Glasgow via the M80, Edinburgh via the M9 and north to Perth, Dundee and beyond via A9. Edinburgh and Glasgow are each within 45 minutes drive.

The Industrial Estate is approximately one mile from Stirling City Centre and the premises are situated off Munro Road, a short walk from Springkerse Retail Park. Nearby occupiers include: ATS Tyre and Exhaust Depot, Enterprise Car and Van Rental, Bathstore, Scottish Water, Springkerse Retail Park, Homebase, Greggs, B&Q etc. are all within a short walk of the subjects.

Description

The unit comprises of an end terraced warehouse of steel frame construction with brick work and profile metal cladding beneath a pitched roof which incorporates translucent roof lights. The unit is to be refurbished and will provide an open plan warehouse suited to a variety of uses.

The minimum eaves height is 3.34m. Vehicle access is provided via a roller shutter door which is 2.5m wide by 3m high.



Lease

The property is available on a new FRI lease upon terms being agreed by both parties.

Business Rates

The Rateable Value for 2018-2019 for this property is: £6,100.

All Business Rates enquiries should be made directly to the local assessors office.

Service charge

There is a service charge on the property, which covers maintenance of the external facilities, car parking etc. More information on this can be provided on request.

EPC

An EPC has been prepared for this property and a copy of the certificate is available upon request.

Accommodation

Description	Area (Sq ft)
Block 5 Unit 7	1,024



Further Information

Contact either of the joint agents:



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