

# TO LET - DUE TO EXPANSION INDUSTRIAL/TRADE COUNTER

3, 15 MUNRO ROAD  
SPRINGKERSE INDUSTRIAL ESTATE  
STIRLING FK7 7UU

799 SQ M (8,602 SQ FT) + 0.72 ACRES | ESTABLISHED BUSINESS LOCATION | AVAILABLE APRIL 2019



## LOCATION

The subject premises are located within Springkerse Industrial Estate, Stirling's long established industrial epicenter. More specifically the unit in question is located on Munro Road, which connects Kerse Road to Forthside Way allowing for excellent transport links to both the M8/M9 of the Scottish Motorway Network.

Neighboring occupiers within the direct vicinity of Unit 15 include Howdens Joinery, Plumbcentre, Toolstation, Crown Paints, Speedy Hire and The Paint Shed.

**The existing occupier, Beatsons Building Supplies are relocating to larger premises in Broadleys Industrial Estates, Stirling.**

## DESCRIPTION

The property comprises a standalone industrial unit within its own secure yard of steel frame construction with insulated cladding under a pitched and clad roof.

Internally the unit provides open industrial/workshop space to the westerly end with a minimum eaves height of 3 metres and a maximum of 4.48m. To the easterly end the unit benefits from trade counter/customer showroom facilities facing Munro Road. The unit further benefits from a general specification to include:

- Concrete floors
- 2 commercial access doors
- Mezzanine Storage
- Kitchen/Tea Prep
- Male & Female WC's
- Fluorescent strip lighting
- Gas Fired Central Heating (Trade Counter/Office)



## ACCOMMODATION

The accommodation has been measured on a gross internal basis (GIA) to provide the following areas:

	SQ M	SQ FT
Office	32	344
Trade Counter	182	1,955
Warehouse	554	5,958
Ancillary	32	344
<b>Total</b>	<b>799</b>	<b>8,602</b>

The unit sits within a total site area of 0.72 acres.

## TERMS

The property is available immediately on a new full repairing and insuring lease for a rent to be agreed. Further information on lease terms is available from the sole letting agents.

## RATEABLE VALUE

We have been verbally advised by the local assessor's department that the premises have a current Rateable Value of £52,000 with Rates Payable (2017/2018) of approximately £26,624 per annum.

## VAT

All rents are quoted exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of this lease.

## ENERGY PERFORMANCE CERTIFICATE

A copy of this certificate is available upon request.

## VIEWINGS AND FURTHER INFORMATION

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