



**FALCONER**

PROPERTY CONSULTANTS



**MCB  
PROPERTY**

**0141 266 0210**

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**UNIT 1,  
3 CUNNINGHAM ROAD,  
STIRLING  
FK7 7SW**

**TO LET**

- FROM £10.50 PER SQFT
- 5,709 FT<sup>2</sup>
- MODERN BUILDING
- LARGE OPEN PLAN WORKSHOP
- ROLLER SHUTTER DOOR
- GOOD EAVES HEIGHT
- SEPARATE PEDESTRIAN ACCESS



## LOCATION

Stirling is a city in central Scotland. Stirling is a centre for local government, higher education, tourism, retail, and industry. The 2011 census recorded the population of the city as 45,750; the wider Stirling council area has a population of about 91,000. The City is reputed to be the third fastest growing area of Scotland in terms of population.

Stirling is well located in central Scotland being almost equidistant between Glasgow, Edinburgh and Perth. The city benefits from good transport links to include a mainline railway, bus depot and easy access onto the Motorway network.

The subjects are located on the northern side of Cunningham Road close to its junction with Whitehouse Road.

## DESCRIPTION

The subjects comprise a modern ground floor industrial unit of steel portal frame construction and profiled sheet roof.

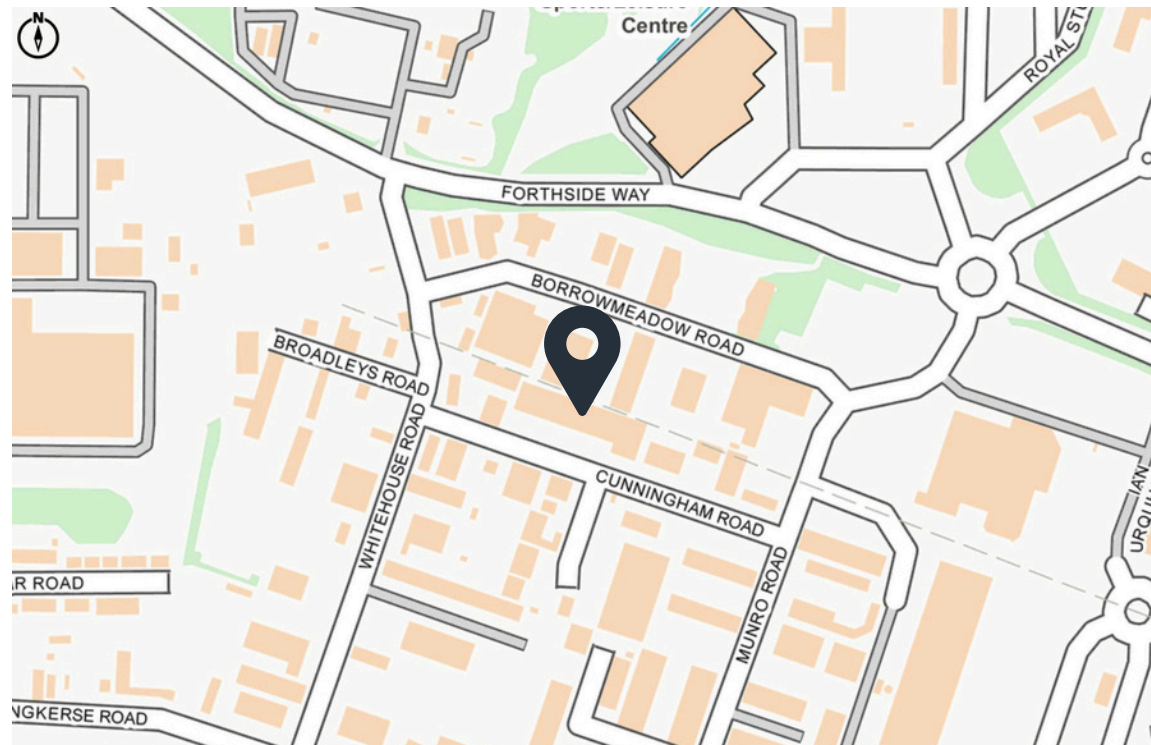
Internally the subjects benefit from a large open plan workshop, kitchen and w.c facilities. The property benefits from a large roller shutter door with good eaves height and a separate pedestrian access door.

## PROPOSAL

From £10.50 per sqft for a new FRI Lease.

## RATING

Rateable value £55,500.



## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

530.4m<sup>2</sup>/5,709ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Stirling Council Planning Department.

## EPC

C.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**


Strictly by appointment through the Joint Agents:

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**MIKE BROWN**

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