



**CETERIS**

**TO LET**  
**e-Centre, Alloa**



**CENTRAL FOR**  
**BUSINESS SUCCESS**





# e-Centre, Alloa

## Building businesses for tomorrow



### Welcome to work

Coming to work each day should be a pleasure and our business properties across Central Scotland have been carefully selected both to meet business needs and to create welcoming working environments.

### Property Particulars

The e-Centre serviced offices in Alloa are set in a custom-built three-storey building, available to let with flexible leases. This prominent property is set within the award-winning Cooperage Way Business Village – lying adjacent to its sister site, the Alloa Business Park.



Tenants and visitors are greeted by a fully staffed and friendly reception with 24-hour access, and providing a wide range of support including telephone, mail handling, typing and scanning services.



Everything is focussed on helping tenants to grow their businesses, with on-site meeting rooms available to book at no charge and flexible leases covering all utilities, office cleaning, refuse and recycling. To ensure peace of mind, we provide secure 24-hour access for tenants, individually alarmed offices, and CCTV monitoring of external areas.



The e-Centre serviced offices Alloa are located in a highly accessible location with extensive free car parking, including an electric vehicle (EV) charging facility – available 24/7 – and Blue Badge holder spaces directly outside the main entrance.

The area is also well served by public transport with Alloa Train Station a short walk away, whilst keen cycling commuters will find a secure bike shed on-site. Inside, each floor is furnished with toilets, showers and kitchens, as well as a lift to ensure accessibility for all. [Click to view e-Centre floor plan.](#)

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# e-Centre, Alloa

## A location that's going places

### Your partner in prosperity

Our flexible leases and business support are designed to promote your long term success as part of the local community and economy.

### Lease & Rates

Offices at the e-Centre, Alloa are let on flexible lease terms which are inclusive of the following:

- \* Reception services
- \* Car parking and car park maintenance
- \* Accessible car parking
- \* Toilet & kitchen facilities
- \* Site landscaping
- \* Building maintenance
- \* Cleaning
- \* Secure 24-hour access and CCTV
- \* Buildings insurance
- \* Free meeting room hire
- \* Heating and lighting
- \* Refuse and recycling collection

Tenants are responsible for rates

### Small Business Rates Relief

Rates are payable direct to Clackmannanshire Council and this unit is potentially available for a 100% discount via the Small Business Bonus Rates Relief Scheme.

### VAT, Legal Fees & Service Charges

All prices quoted are exclusive of VAT. There are no legal fees or service charges.



# The location — Right where you need us



Clackmannanshire is on the move. With local areas benefitting greatly from recent infrastructure improvements, as well as a £214 million investment from the Stirling & Clackmannanshire City Regional Deal, now is the perfect time to join our rapidly growing Central Scotland business community.

In particular, Alloa is emerging as a key location for new enterprises – ideally located less than one hour's drive from Glasgow, Edinburgh, Perth and Dundee. Great for balancing work and social life, Alloa is well served by bars, restaurants and cafes with Belhaven's "The Old Brewery" and Wetherspoons' "The Bobbing John" offering great value just 15-minutes' walk from the e-Centre.

And for those who enjoy more physical pursuits, the nearby Leisure Bowl has a plethora of options for your after-work workout; including a mixed gym, ladies gym, swimming pool and countless fitness classes. It's the perfect after work spot to burn off some stress, relax in the sauna, or enjoy a fun game of pool. Looking for more? Check out historic Alloa Tower, take a leisurely stroll around Gartmorn Dam, hit the many cycling trails, or swing by Alloa Golf Club where guests and new members are welcome!

## Ceteris — The team behind you team

With extensive experience in a wide variety of roles across multiple industries, our friendly and professional team can help you find the space that feels like home for your business. Feel free to get in touch directly for more information on our available properties and facilities.

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