

TO LET
INDUSTRIAL/WAREHOUSE PREMISES

 **GRAHAM
SIBBALD**



**Unit 1 & 2 Dumyat Technology Centre,
Alva, Clackmannanshire,
FK12 5DQ**

- Rarely available industrial opportunities
- Located on busy A91 trunk road
- 12,643 Sq. Ft. — 35,938 Sq. Ft. available immediately
- Extensive on site parking

LOCATION

Alva is a small town located at the foot of the Ochil Hills, approximately 9 miles east of Stirling and has a resident population of approximately 5,000 persons. The town sits on the A91 trunk road, which connects Stirling and St Andrews and is a short drive from Alloa, the main administrative centre for the Clackmannanshire Council area.

The subjects are situated in a prominent position on the south side of the A91, at the entrance to Alva Industrial Estate and provide easy access to the Kincardine and Clackmannanshire bridges, as well as Scotland's wider motorway network.

The Ordnance Survey extracts, which are for identification purposes only, show the location of the subjects.

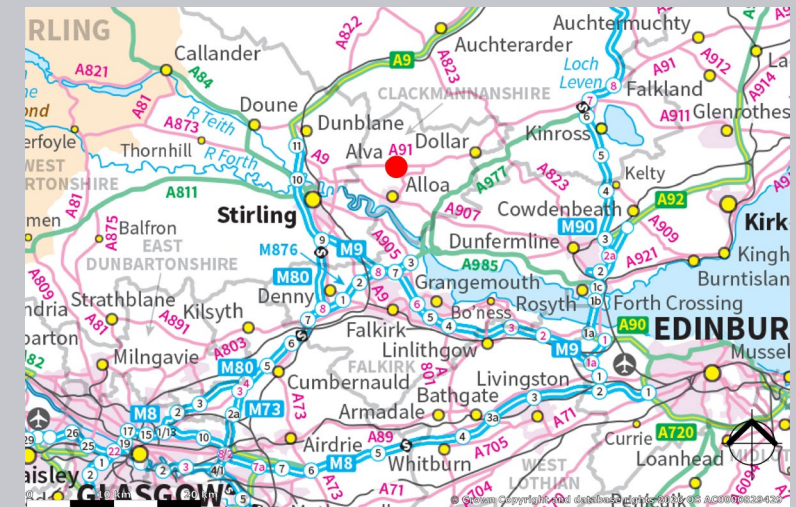


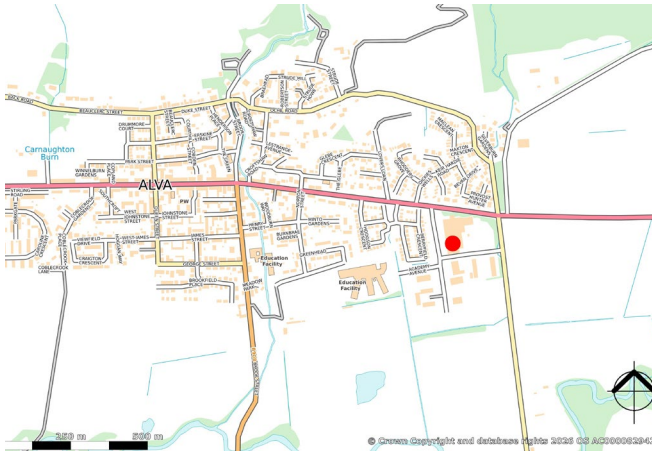
DESCRIPTION

The subjects comprise two industrial units/warehouses of steel portal frame construction with office/reception areas located to the front. There are roller shutter doors to the rear of the units which are accessed from a secure shared yard to the rear. The office/reception areas are accessed directly from the carpark and are generally cellular in nature and finished to a good standard. There are extensive car parking facilities to the front of the premises.

The subjects extend to the following approximate gross internal areas:

	Sq. M.	Sq. Ft.
Unit 1	2,161	23,295
Unit 2	1,174	12,643
Total	3,335	35,938





To arrange a viewing please contact:



ANDREW PEEL
Commercial Property Agent
andrew.peel@g-s.co.uk
07803 896 976



CONAL PHILLIBEN
Commercial Property Agent
conal.philliben@g-s.co.uk
07771 528 190

RATING

If the subjects are let separately, they will require to be reassessed for rating purposes. Please contact the agents for any further enquiries.

LEASE TERMS

Our clients are offering new Full Repairing and Insuring leases with flexible terms. Rent/s on application. Incentives may be available, subject to lease length and covenant strength.

VAT

All prices, rents and premiums etc are quoted exclusive of VAT (if applicable).

EPC

A copy of the Energy Performance Certificate is available on request.

ENTRY

Early entry is available subject to conclusion of formal legal missives.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.