

## TO LET

East Gogar Yard, Blairlogie,  
Stirling, FK9 5QB

- Significant HGV Yard (4.15 acre site / 2.75 acre yard)
- Workshop and Warehouse Storage Accommodation (GIA 39,606 sq ft)
- Well located in central Scotland

## STORAGE SITE

[galbraithgroup.com](http://galbraithgroup.com)

# Galbraith

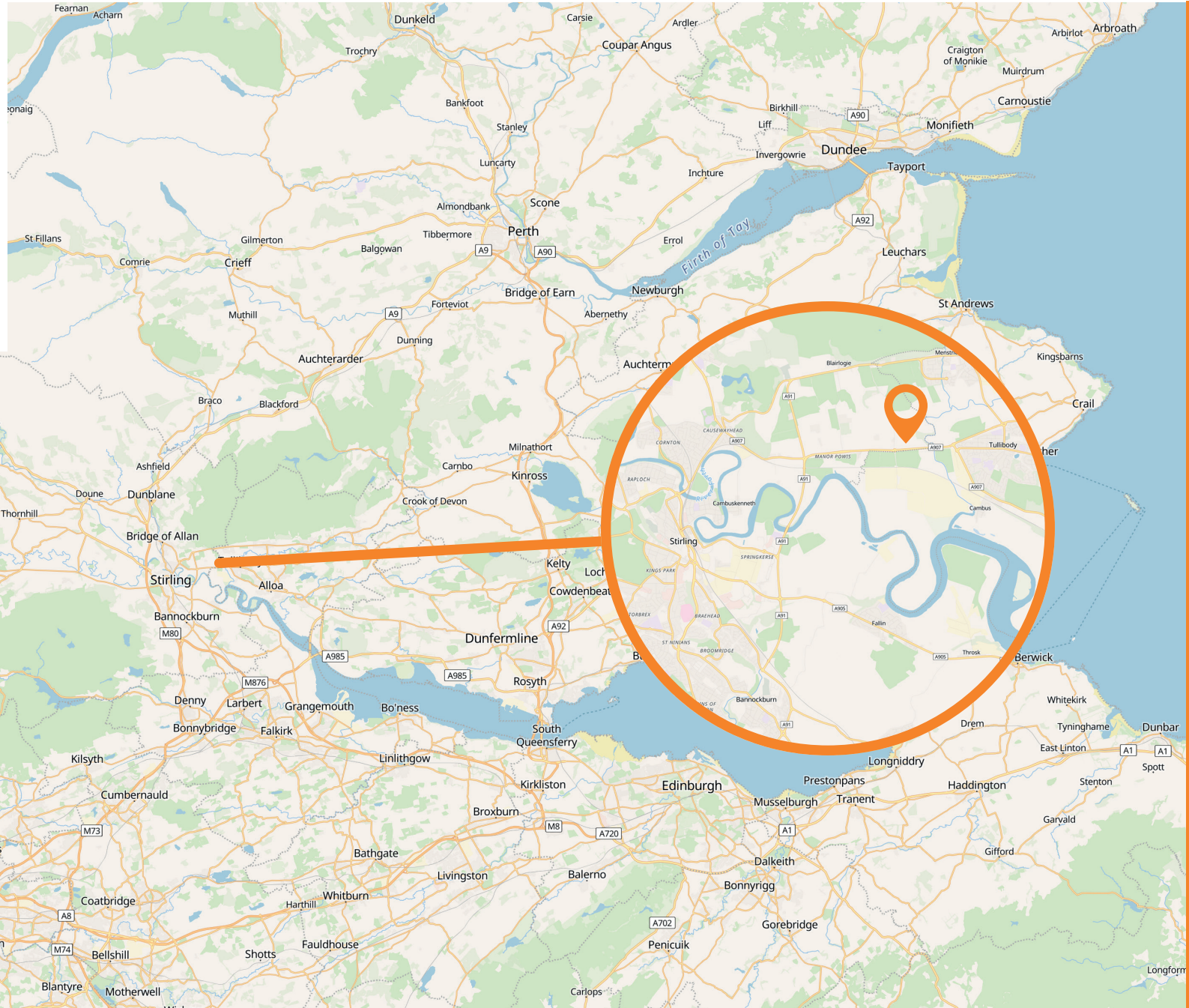


# LOCATION

The property is located 3 miles east of Stirling on the A907 (Alloa Road). From this central location, the M9 and M80 junction 9 intersection is only 6 miles away providing excellent access across Scotland via the central belt motorway network.



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## DESCRIPTION

The property is historically used as an HGV yard. The property comprises a dedicated car parking area and hardstanding HGV yard. There is a small reception at the entrance. The office provides accommodation over ground and first floor, and is unfitted, in shell condition.. The HGV workshop provides a 4.65m clear internal eaves height. It has a mechanics service pit and 4 number 5m x 5m roller shutter doors, there is a welfare area which remains unfitted. There are fitted WC facilities and a first floor maintenance office within the workshop. The warehouse has previously stored agricultural produce, this provides 5.40m clear internal eaves height. There is a covered external storage canopy with a side wall. The warehouse is accessed via roller shutter doors at each end on the west elevation.

Certain rights of access for neighbouring agricultural use are reserved across the yard and these are documented in the title, and will be reserved and reflected in any lease.

## SITE AREA & ACCOMMODATION

The site extends to a total of approximately 4.15 acres with approximately 2.75 acres of net yard and parking.

Description	GIA sq ft
Reception	509 sq ft
Offices (unfitted / shell)	5,108 sq ft
Workshop & Office (Industrial)	8,660 sq ft
Warehouse (Agricultural)	22,219 sq ft
Warehouse Canopy Storage	3,110 sq ft
<b>Total</b>	<b>39,606 sq ft</b>

## RATEABLE VALUE

Any tenant will be responsible for rates charged by the local authority, the current RV is stated at £69,500 effective 1 April 2026. This should result in a rates liability in the region of £37,200 p.a. depending on tenant specifics. Parties should make their own enquires with the Scottish Assessors Association and the local authority.



# TERMS & RENT

The property is offered to let at **£185,000 p.a.** on terms to be agreed subject to tenant covenant.

# VAT

VAT will be applicable on all rent and outgoings charged.

# INSURANCE

The landlord will insure the premises, the tenant will be recharged the insurance premiums paid.

# LEGAL COSTS

Each part will be responsible for their own legal costs. The tenant will be responsible for any stamp duty / LBTT or registration dues.

# ENTRY

By mutual agreement following the conclusion of formal legal missives.

# AML REGULATIONS

Under HMRC and RICS guidelines, any prospective tenant will require to complete a detailed anti-money laundering check before terms are agreed and solicitors are instructed.

# FURTHER INFORMATION

Interested parties are advised to note interest with the sole letting agents. Viewings are by appointment only. For additional information please contact:

**Leia Lomax**  
07795 354 668  
leia.lomax@galbraithgroup.com

**Harry Stott**  
07909 978 644  
harry.stott@galbraithgroup.com

**Will Sandwell**  
07801 266 373  
will.sandwell@galbraithgroup.com

4th Floor  
18 George Street  
Edinburgh  
EH2 2PF

T: 0131 240 6960  
[galbraithgroup.com](http://galbraithgroup.com)

# Galbraith

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