



## Units 7B/7C Bandeath Industrial Estate, Throsk, Stirling, FK7 7NP

- Mid-Terraced Industrial Units
- Available Separately or as a Whole
- Located within the popular Bandeath Industrial Estate
- Easily accessible from Scotland's motorway network
- Unit Sizes from 4,628 to 13,884sq.ft

## LOCATION

Bandeath Industrial Estate is located in the small village of Throsk, situated on the east side of Stirling on the A905 which links Stirling with the M876 and the Kincardine/Clackmannanshire bridges. The Estate is within five to ten minutes drive of the national motorway network, allowing easy access to all other major business centres throughout the country.

## DESCRIPTION

The subjects comprise two mid-terraced workshop/industrial units of brick/block construction, with a pitched roof, clad with profile metal sheets. Internally, the units provides a large workshop area, along with office space and staff welfare facilities. Each unit has vehicle accessible steel roller shutters.

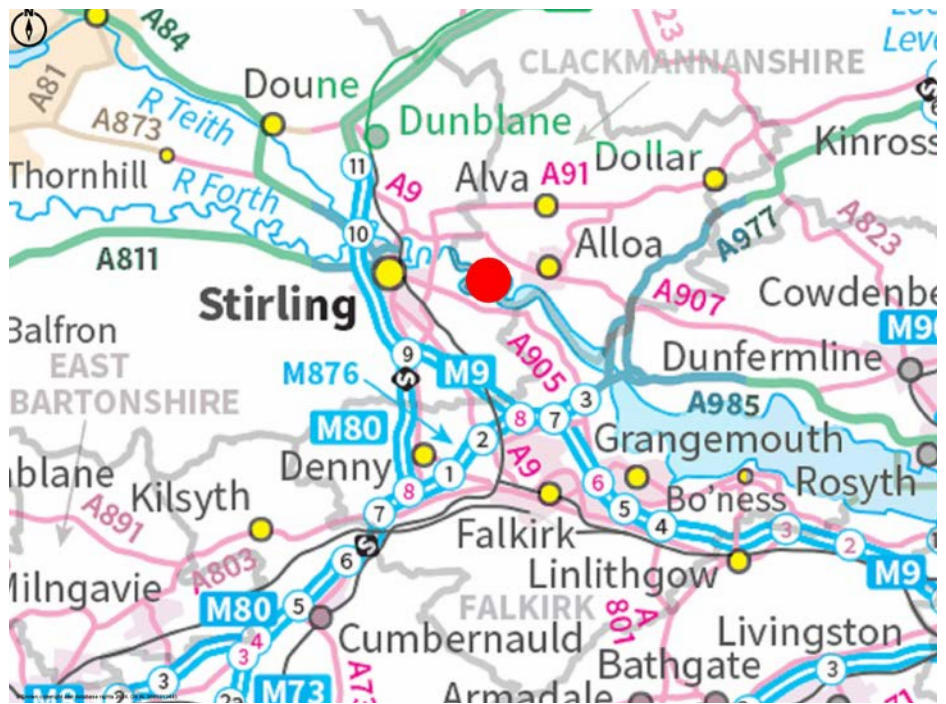
## ACCOMMODATION

According to our calculations we estimate that each unit extends to the following approximate gross internal areas:

Ground Floor: 429.85 sq.m. (4,628 sq.ft.)

## PRICE

The units are being offered on new Full Repairing and Insuring Lease/s, with flexible terms at an initial annual rent of £18,500pa per unit.



## RATEABLE VALUE

According to the Scottish Assessors Association website, the subjects are entered into the valuation roll as follows:

Unit 7B	£11,200
Unit 7C	£13,800

Subject to meeting relevant criteria, the incoming tenant/s may be eligible to claim relief through the small business bonus scheme.

## VAT

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

## VIEWING

To arrange a viewing please contact:



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Property Agent  
07771 528 190  
Conal.philliben@g-s.co.uk



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Property Agent  
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## 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.
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