

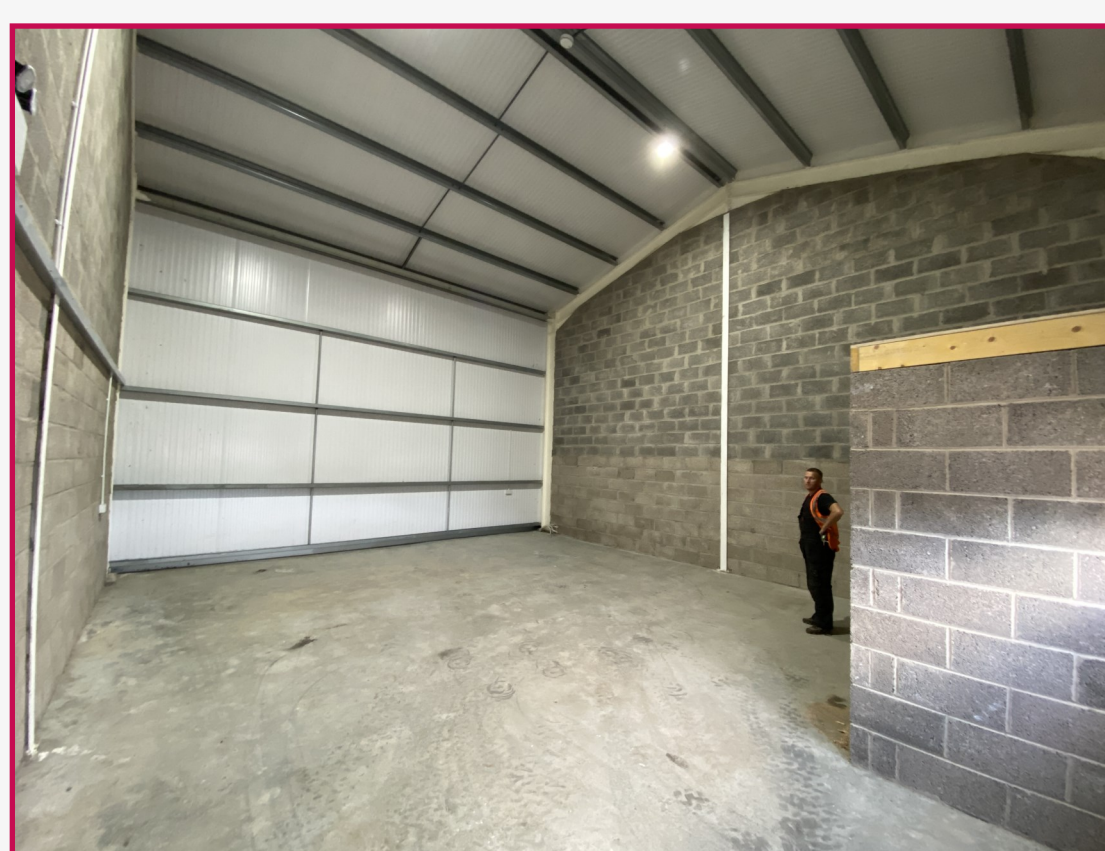
LAST REMAINING UNIT



Unit C

15 Whitehouse Road, Stirling, FK7 7SP | To Let | 749 ft²
Modern Industrial Unit





Situation

Sprinkerse Industrial Estate is Stirling's prime industrial location and is well connected to the M9 & M80 motorways via the A905 & A91.

The property is positioned in the heart of the industrial estate, immediately adjacent to the Royal Mail sorting depot. Other nearby occupiers include: Travis Perkins, Magnet, Jewson, City Plumbing, Booker and HSS.

Description

The property comprises part of a recently completed, purpose built modern industrial terrace of steel portal frame, clad externally with insulated profile metal sheets to the walls and roof. The unit has been completed with electrically operate roller shutter door, disabled accessible WC and under-floor heating pipework is installed in the concrete floor so tenants could connect this to a boiler system of their choice.

Business Rates

The property is entered in the valuation roll with the following Rateable Value and so should qualify for full exemption from business rates (although interested parties should satisfy themselves):

Unit C £6,000

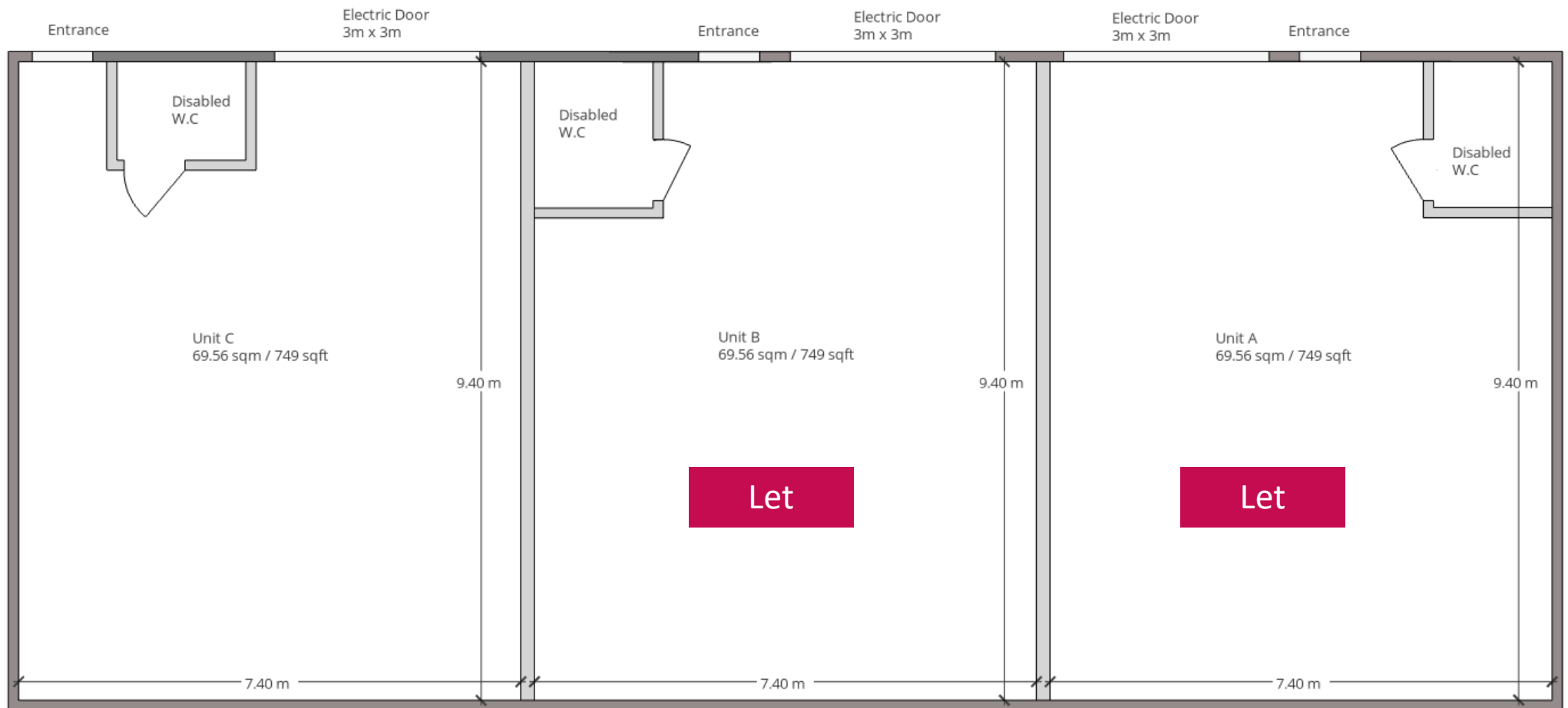
Lease Terms

Units are available to lease on flexible terms from £10 / sqft.

A service charge of £150per month is also payable to cover common areas. VAT will be charged.

Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.



- ✓ *Brand new, modern specification, industrial unit*
- ✓ *3m x 3m electrically operated, roller shutter door*
- ✓ *Disabled accessible WC installed*
- ✓ *Insulated profile metal cladding to walls and roof*
- ✓ *Under-floor heating pre-installed in concrete floor (tenant to install heat source)*
- ✓ *Excellent, central location*
- ✓ *Unit would be suitable for various uses (subject to planning)*



Directions

From Kerse Road / A905, turn left (heading east) or right (heading west) at the traffic lights before HSS Hire / Shell Petrol Station - onto Whitehouse Road. The entrance to the properties is on the left just between Wm Lewis & Sons flooring studio and the Royal Mail sorting depot (opposite Magnet / Dron & Dickson).

SAT NAV: Postcode is **FK7 7SP**

Viewings / Enquiries

Viewings can be arranged by contacting the agents. Neither Smart & Co nor the owner accept any liability for injuries or damage incurred during viewings.

For more information, contact the Sole Letting Agents:

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