

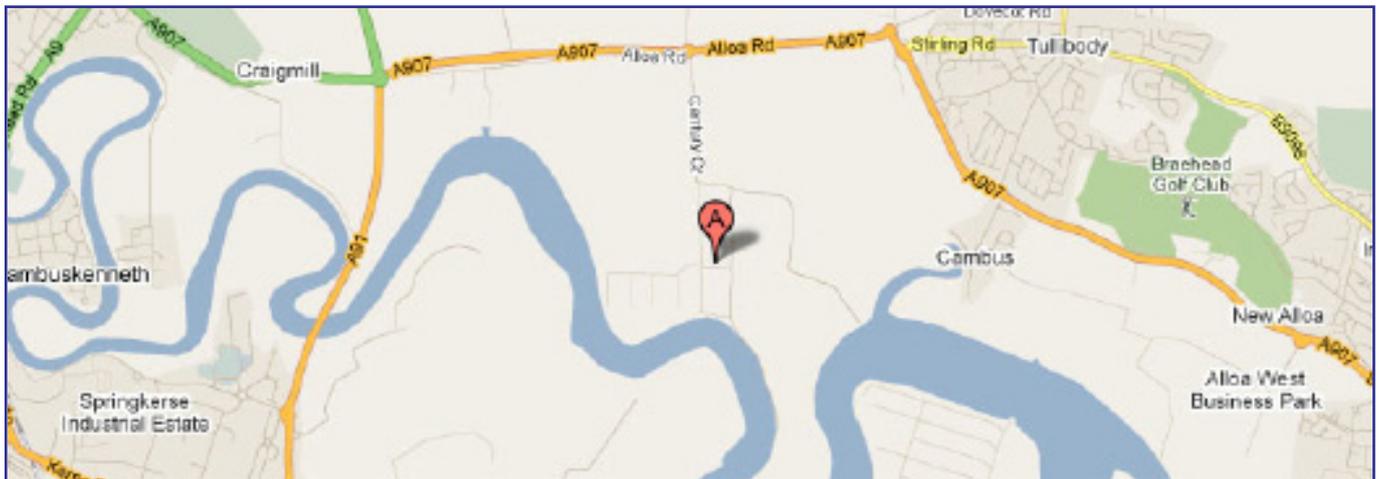
## Offices **To Let**



### Midtown Business Park, Stirling

-  Good quality office accommodation with generous car parking provision
-  Flexible lease terms
-  Ground floor: 109.81 sq m (1,182 sq ft)
-  First floor: 213.21 sq m (2,292 sq ft)
-  Available as a whole or may be split

# Midtown Business Park, Stirling



## Location

The subjects are located within Midtown Business Park, Stirling, approximately 2.5 miles east of Stirling and easily accessed off the A907 Stirling to Alloa road with the M80 (junction 9) / M9 (junction 6) motorways located 4 miles to the south west.

Other occupiers in the Business Centre and in the surrounding area include Russell Transport Group and Diageo.

## Description

The subjects comprise of good quality office accommodation over ground and first floors within a two storey industrial unit under a pitched roof.

Internally the subjects are mainly open plan with some cellular space and benefit from carpeted floors, lined freshly painted walls, lowered acoustic tile ceilings with recessed fluorescent strip lighting, plenty of natural day lighting and gas fired central heating throughout.

There are recently fitted kitchen / staff areas and male and female toilet accommodation on each floor. The subjects further benefit from up to 10 dedicated, surfaced car parking spaces to the front of the unit.

## Floor areas

Ground Floor: 109.81 sq m (1,182 sq ft)

First Floor: 213.21 sq m (2,292 sq ft)

Total: 323.02 sq m (3,477 sq ft)

## Rental and lease terms

Offers in the region of £7.50 psf are invited, dependant on the amount of space required. Lease terms are flexible, subject to status.

## Rateable value

To be assessed. An estimate can be provided upon request.

## VAT

Prices are quoted exclusive of VAT (if applicable).

## Legal costs

Each party to bear their own. The tenants will be responsible for stamp duty, stamp duty land tax and registration dues in the normal manner.

## Viewing and further information

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