

TO LET
NEW BUILD WORKSHOP/INDUSTRIAL PREMISES



**New Build Workshop/Industrial
Premises, Abercromby Court, Kerse
Road, Stirling**

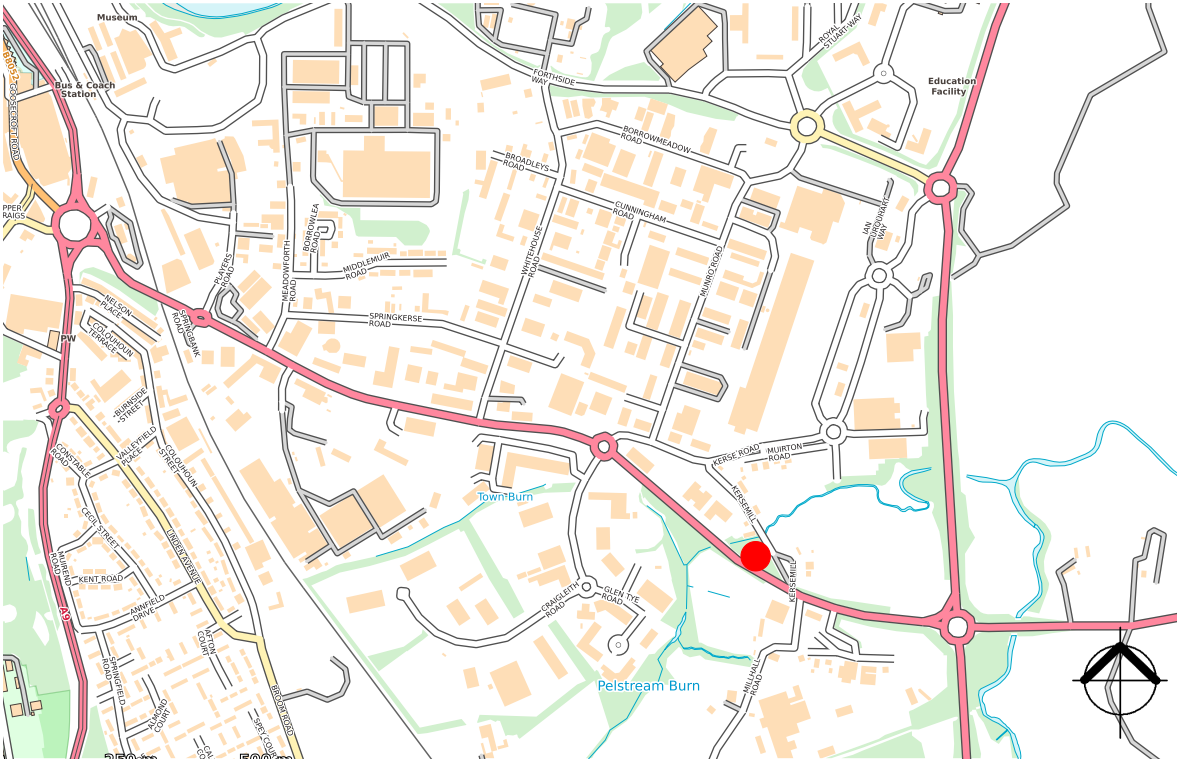
- Prime Industrial Premises
- Prominent location on busy thoroughfare
- Close to Stirling City Centre and Motorway Network
- Available on Pre-Let basis

LOCATION

Stirling is widely regarded as one of Scotland’s busiest and most popular tourist and business destinations, benefitting from an excellent strategic location within the heart of the country’s central belt.

The city is located approximately 36 miles northwest of Edinburgh and around 27 miles northeast of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with main line railway and bus stations.

Springkerse Industrial Estate is located around one mile from Stirling City Centre and the premises are situated in a very prominent location on Kerse Road, with vehicle access via Kersemill. Nearby occupiers include: Arnold Clark, Greggs, Screwfix and Enterprise Car & Van Rental.



DESCRIPTION

The subjects will comprise a terrace of five commercial units, suitable for use classes (4,5 and 6). The premises will be constructed of a brick base and aluminium curtain walling surmounted by a profile metal roofing system. Each unit will benefit from vehicle access roller shutter and pedestrian entrances.

Internally the subjects will offer open plan industrial space with WC, shower and office facilities.

ACCOMMODATION

We understand that each unit will extend to the following approximate gross internal areas:

	Sq. M.	Sq. Ft.
Unit 1	129.50	1,394
Unit 2	129.50	1,394
Unit 3	129.50	1,394
Unit 4	129.50	1,394

TERMS

The units are being offered on new Full Repairing and Insuring terms on a pre-let basis. Quoting rents on application.

PLANNING

Planning Consent for the development was granted in June 2025, under (Planning Ref: 25/00058/FUL). All details are available on Stirling Council Planning Portal. Any planning enquiries should be directed to Stirling Council Planning Department.

RATEABLE VALUE

The units will require to be assessed upon completion.

EPC

Energy Performance Certificates will be prepared on completion and be made available to interested parties thereafter.



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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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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 206

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.