TO LET

FIRST FLOOR OFFICE

GRAHAM SIBBALD



First Floor,
7 Melville Terrace
Stirling, FK8 2NE

- In Attractive Landscaped Setting
- On Fringe of Stirling City Centre
- On-site parking available
- £12,000 per annum, exclusive of VAT

LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular tourist and business locations. The City is located approximately 36 miles north-west of Edinburgh and around 27 miles north-east of Glasgow and benefits from excellent transport links via the M9 and M80 motorways, together with main line railway and bus stations.

The subjects are situated in an excellent location on the fringe of the City Centre and are a short walk from The Thistles Shopping Centre and Stirling`s main line railway and bus stations. The Ordnance Survey extract, which is for identification purposes only, shows the location of the subjects.



DESCRIPTION

7 Melville Terrace comprises an impressive two storey, basement and attic 'B' Listed building, with single storey modern extensions to the side and rear.

The available accommodation comprises the first floor in its entirety and is accessed via the main entrance at the front of the building.

The accommodation provides a traditional offices/meeting rooms, kitchenette, male and female WC.

According to our calculations, we estimate the subjects extend to the following approximate net internal areas:

First Floor: 138.97 Sq. M. (1,496 Sq.Ft)

LEASE TERMS:

A new Full Repairing and Insuring lease, with flexible terms is being offered at an annual rental of £12,000 per annum.

RATING:

According to the Scottish Assessors Association website, the subjects are entered into the current Valuation Roll as follows:

Rateable Value: £16,100

SERVICE CHARGE:

There is a service charge to cover common building maintenance and management. Full details are available on request from the joint letting agents.

VAT:

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

EPC:

An EPC has been undertaken for the premises and is available on request.

VIEWINGS

Strictly by prior appointment with the sole letting agents



To arrange a viewing please contact:



CONAL PHILIBEN
Commercial Property Agent
conal.philiben@g-s.co.uk
07771 528 190



ANDREW PEEL
Surveyor
andrew.peel@g-s.co.uk
07803 896 976

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

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.