

KINGS PARK HOUSE

Laurelhill Business Park,
Stirling, FK7 9NS

 [VIEW VIDEO](#)

- Contemporary workspace in a prime park setting
- From 1,650 SQ FT - 7,624 SQ FT
(3,820 SQ FT immediately available)
- High quality open plan office suites
- Established business location
- Close to Stirling City Centre



Ryden



LOCATION

Stirling is a vibrant attractive city strategically located within the central belt of Scotland. Stirling holds a strategic position and benefits from being almost equidistant between Glasgow and Edinburgh. The City further benefits from excellent transport links with easy access to the national Motorway network and is also home to the highly regarded Stirling University.

Kings Park House is situated in Laurelhill Business Park which is within easy walking distance from the city centre. The business park has been fully developed, in a mature landscaped setting which offers a superb working environment. Other occupiers in the immediate vicinity include the Civil Aviation Authority, Handelsbanken and Graham & Sibbald.



Stirling Railway Station

6min drive | 21min walk



Stirling Bus Station

20min bus ride | 6min drive | 21min walk





DESCRIPTION

Kings Park House provides office accommodation arranged over ground and first floors totalling c. 15,000 sq ft (1,394 sq m). The immediately available accommodation comprises a 3,820 sq ft modern open-plan ground floor suite which has been newly refurbished. Available as a whole, this suite can also be subdivided to accommodate smaller requirements from 1,691 sq ft. The accommodation benefits from excellent natural light and also comes with dedicated car parking. Specification includes:



New LED lighting



Suspended ceilings



Full raised access floor



18 dedicated car parking spaces (1:212 sq ft)

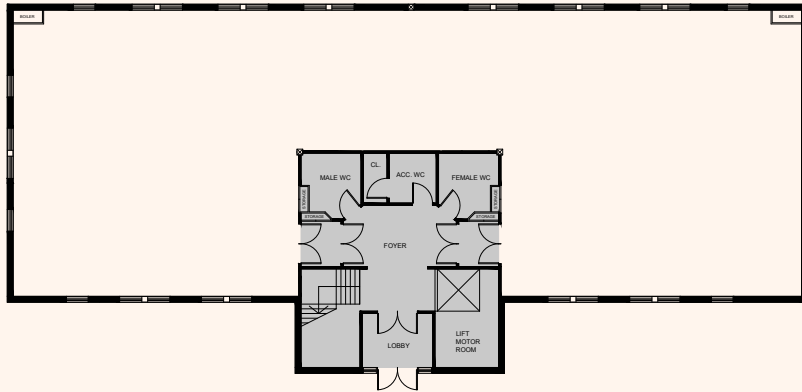


ACCOMMODATION

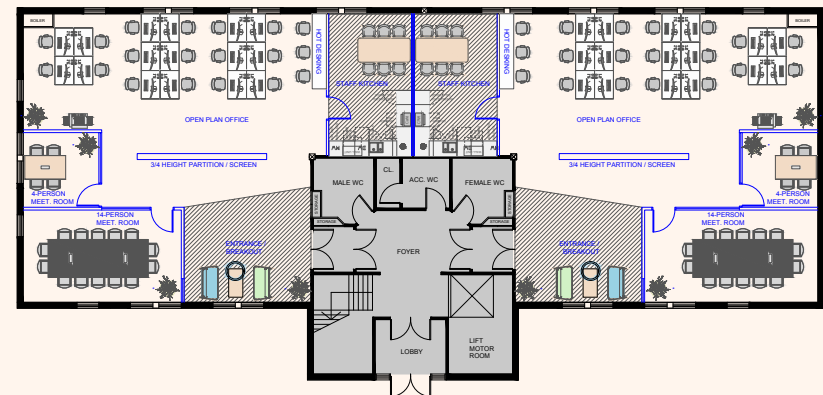
A ground floor suite of 3,820 sq ft is immediately available which can be subdivided to accommodate smaller requirements from 1,691 sq ft upwards. In addition, there is a 1st floor suite of 3,804 sq ft which will be available from Q4 2026. The property offers an exceptional car parking ratio of 1:212 sq ft (18 spaces for the available ground floor suite).



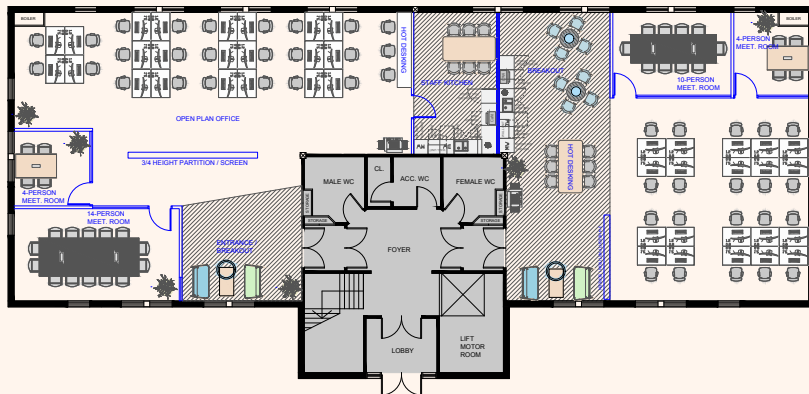
FLOOR PLANS



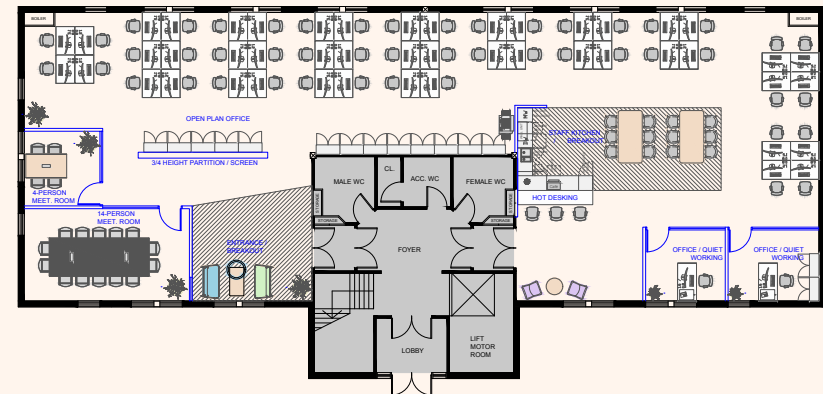
AS EXISTING | 3,820 sq ft



50/50 SPLIT | 1,906 sq ft & 1,906 sq ft



60/40 SPLIT | 2,121 sq ft & 1,691 sq ft



SINGLE OCCUPIER | 3,820 sq ft

ADDITIONAL INFO

TERMS

The suites are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

SERVICE CHARGE

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

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

ENTRY

Entry can be granted immediately on conclusion of all legal formalities.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC “C+” rating.

BUSINESS RATES

The Rateable Value for the whole of the available ground floor suite from 1st April 2026 will be £46,250 which results in an annual rates liability of £22,246.25 (2026/27). This will be re-assessed if the suite is sub-divided and interested parties are advised to make their own enquiries with The Scottish Assessors.

LEGAL COSTS

Each party is to be responsible for payment of their own legal costs incurred in connection with this transaction, although, in the normal manner the tenant will be liable for any registration dues, LBTT and VAT thereon.

ANTI MONEY LAUNDERING (AML)

Anti-Money Laundering The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

VIEWING INFO

For further information or to arrange a viewing please
contact the joint letting agents:

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Important Notice:

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