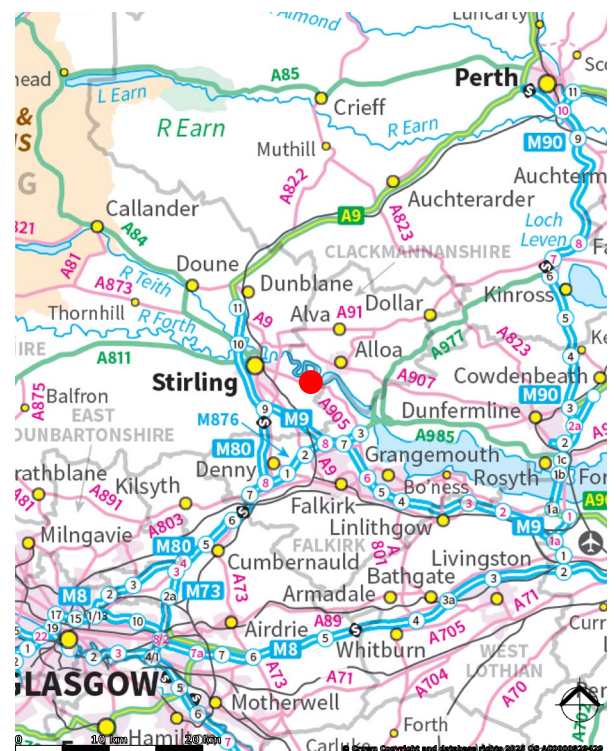




Units 1 & 2, Block 2 Bandedeath Industrial Estate, Throsk, By Stirling FK7 7NP

- End Terrace Industrial Unit
- Located within Popular Bandedeath Industrial Estate
- Within Easy Access of Motorway Network
- Extensive Parking to the Front
- Extending to 432.47sq.m/4655sq.ft



LOCATION:

Bandeath Industrial Estate is located in the small hamlet of Throsk, which is situated on the east side of Stirling, on the A905 which links Stirling with the M876 and the Kincardine/Clackmannanshire bridges. The Estate is within 10 minutes drive of the national motorway network, allowing easy access to all other major business centres throughout the country.

Other occupiers in Bandeath Industrial Estate include: H & R Gray Haulage, Hardox Wearparts, Clark & Rose Removals, V-Tech Limited and Xylem Water Solutions.

DESCRIPTION:

The subjects comprise a relatively modern workshop/industrial unit of steel portal frame construction with a mono pitched roof, clad in profile metal sheeting and incorporating translucent roof panels. The external walls are clad in profile metal sheeting and incorporate brick/blockwork in part.

The subjects extend into a single storey front projection, of brick/block construction, with a flat felt covered roof, which contains office accommodation and staff welfare facilities.

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

GIA - 432.47sq.m/4655sq.ft or thereby

RATEABLE VALUE:

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

Rateable Value - £17,000



PRICE:

Offers in excess of £250,000 are invited for the benefit of our client's heritable interest in the subjects.

VAT:

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

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the Selling Agent. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

EPC:

Available on request.

ENTRY:

Early entry is available subject to completion of formal legal missives.

To arrange a viewing please contact:



Conal Philliben
Property Agent
Conal.philliben@g-s.co.uk
07771 528 190



Andrew Peel
Property Agent
andrew.peel@g-s.co.uk
01786 463111

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

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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2025