TO LET

MODERN INDUSTRIAL PREMISES

GRAHAM SIBBALD



Unit 3 Kings Court,
Broadleys Industrial Estate,
Stirling, FK7 7LH

- Located in popular Broadleys Industrial Estate
- Extends to approximately 353.78 sq.m/3,808sq.ft (Including Mezzanine)
- Immediate entry available
- £27,000 per annum, exclusive of VAT

LOCATION

Stirling is located within the heart of the Central Belt of Scotland, situated equidistant between both Edinburgh and Glasgow and within easy access of Central Scotland's motorway network. It is the administrative centre for Stirling Council area and acknowledged as the Gateway to the Highlands.

The city benefits from excellent transport links, with the M9 linking to Edinburgh and the M80 to Glasgow. Stirling's mainline railway station provides frequent services to all major business centres throughout Scotland. Edinburgh International Airport is 25- 30 minutes drive from the property. It is estimated that around 55% of Scotland's population lives within an hour's drive of Stirling.



Broadleys Industrial Park lies approximately 1 mile south east of Stirling City Centre and is located adjacent to the Springkerse Industrial area. More specifically the estate lies on the south side of the A905 Kerse Road and is accessed via the Broadleys Roundabout. The estate is a well-established business location with surrounding occupiers including: Stirling Audi, Menzies BMW, Mini and Volkswagen.

DESCRIPTION

The subjects comprise a mid-terraced light industrial/warehouse unit situated within an L-shaped terrace consisting of eight separate units. The subjects are of steel portal frame construction with brick/block lower and profile metal sheet upper walls. The roof is pitched and clad with profile metal sheets and occasional translucent roof panels. There are vehicle and pedestrian access doors on the front elevation. Internally the subjects comprise warehouse accommodation suitable for a variety of uses and a mezzanine floor.

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

	Sq. M.	Sq. Ft.
Ground Floor	240.65	2,590
Mezzanine	113.13	1,217
Total	**353.78**	**3,808**

TERMS

Our clients are offering a new Full Repairing and Insuring lease, with flexible terms, at an initial asking rent of £27,000 per annum, exclusive of VAT.

RATEABLE VALUE

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

Proposed 2026 Rateable Value — £28,000



VAT

VAT is applicable for these premises

EPC

The EPC for the unit is available on request.

ENTRY

Immediate Entry is available, subject to completion of legal formalities.



To arrange a viewing please contact:



ANDREW PEEL
Commercial Property Agent
andrew.peel@g-s.co.uk
07803 896 976



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

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: March 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.