DM HALL

To Let

Modern Trade Counter/Warehouse



Unit 2, 22 Munro Road, Stirling FK7 7UU

419.55 sq m
(4,516 sq ft)

- Modern trade counter / warehouse premises with generous car parking.
- Situated adjacent to Toolstation
- Prominent main road position
- Busy traffic thoroughfare
- Gross internal area 419.55 sq m (4,516 sq ft)
- Flexible internal layout
- 5.5 metre eaves

LOCATION

The subjects occupy an excellent position within Stirling's Springkerse Business Estate enjoying a busy main road situated on the eastern side of Munro Road at its northern end. The site lies opposite the junction with Cunningham Road and is a short distance from Springkerse roundabout.

Munro Road forms a principal thoroughfare within the heart of Springkerse which comprises Stirling's principal industrial/business area. As such, the property is in close proximity to a number of national operators including Toolstation, CEF, Speedy, Beatson's, Howdens. Springkerse Retail Park is situated a short distance away.

Stirling itself comprises an important city within Central Scotland lying upon the banks of the River Forth approximately 26 miles north east of Glasgow and some 30 miles north west of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities.





DESCRIPTION

The subjects comprise a modern trade counter/warehouse premises which forms part of a terrace of similar units, enjoying generous external parking facilities.

Pedestrian access is via a trade counter style frontage with separate vehicular entrance door.

Internally the subjects provide a flexible main trade counter/warehouse area together with an office, staff facilities.

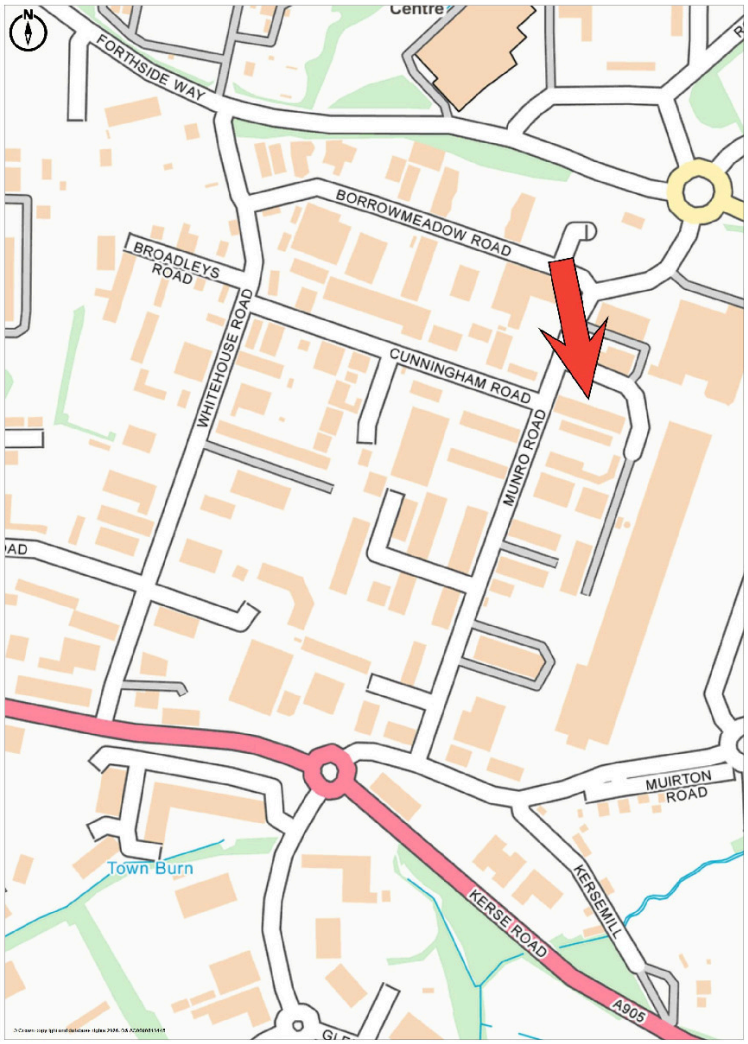
The eaves height within the warehouse/trade counter area is 5.5 metres.

LEASE TERMS

The subjects are offered on full repairing and insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

SERVICE CHARGE

A service charge will be applicable for the common maintenance and management of the estate.



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LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

RENTAL

Offer of £38,400 per annum exclusive are invited

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £46,000 per annum.
Rateable Value: £46,000

VIEWING & FURTHER INFORMATION

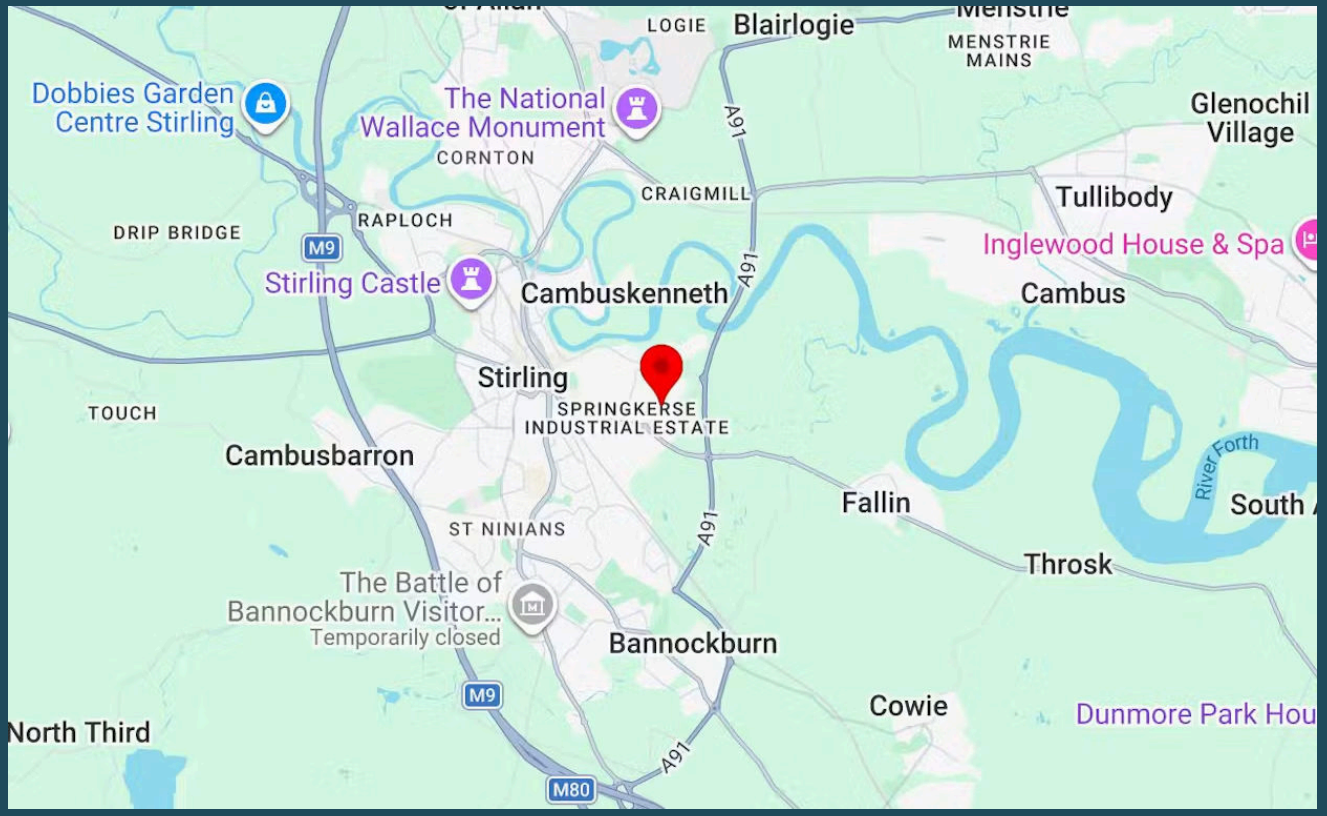
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA3995

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