

To Let

Bright modern open plan
offices with generous parking

From 2,410 – 15,285 sq ft

M7

Real Estate

AN M7 INVESTMENT GROUP COMPANY

CASTLE BUSINESS PARK

STIRLING FK9 4TS



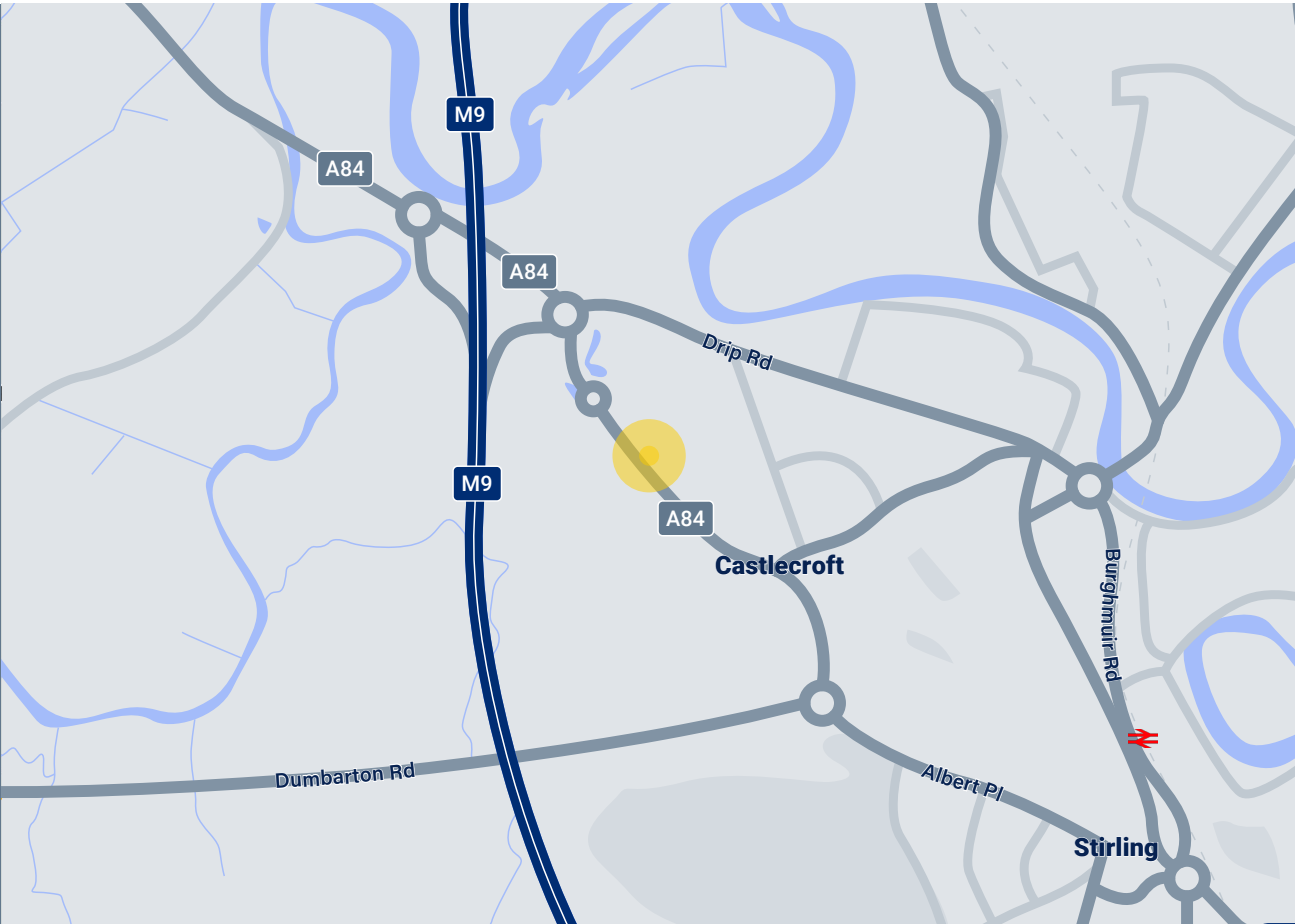
Location

The deeply historical city of Stirling is centrally situated only 26 miles NE of Glasgow and 37 miles NW of Edinburgh, with excellent transport links to the whole of Scotland via the M9 motorway and the mainline railway.

Castle Business Park is highly accessible being just off Junction 10 of the M9 and less than a 5 minute walk from the “Castle View” Park & Ride which provides a quick (10 mins) link to the city centre every 25 minutes.

Stirling provides an attractive location for many high-profile businesses such as: M&G, IFDS, IBERICO, Symbiosis Pharmaceutical Services, Grahams Dairies, Association of Scottish Colleges, SEPA, Scottish Institute of Sport and Volunteer Development Scotland.

For more information on Stirling, see investinstirling.com/choose-stirling/



Description

Scotia House comprises a two storey, purpose-designed office arranged in four legs from a central core housing accessible WC’s.

The available suite (S4W) is situated at ground floor level and comprises a smart, largely open plan environment accessed through a stylish reception area with staff kitchen and meeting rooms formed with full-height, glazed partitioning. The suite benefits from raised access flooring, air conditioning, glass-partitioned meeting rooms and motion activated LED lighting.

Heating is provided via wall mounted radiators which are fed by a gas fired boiler system.

Externally there is ample space for cycle storage and Scotia House benefits from 14 parking spaces, equating to a generous ratio of 1:242 sq ft.

Accommodation

The building has been measured in accordance with the RICS Code of Measuring Practice with the net internal areas set out below.

Ground Floor West	3,391 sq ft
Ground Floor East	2,410 sq ft
Ground Floor North	3,317 sq ft
First Floor Suite	6,167 sq ft

Rateable Value

The subjects are in the process of being re-assessed for rates.

Terms

Suite 4, Scotia House is available for lease for a period to be agreed. Quoting terms available upon request.

Further Information & Viewing

For further information or to arrange a viewing please contact:



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