TO LET

- Units from 5,000 –15,000 sq ft
- Prominent location close to popular Springkerse Retail Park
- Car parking with EV charging points
- 6m eaves
- Drive-thru pre-lets to Starbucks & Pret a Manger

PRIME NEW
Industrial/Trade Counter Units

DUE FOR COMPLETION Q4 - 2024



Borrowmeadow Road
Stirling —— FK7 7UW

Location

The city of Stirling has a residential population of over 40,000 and has an immediate catchment area of 200,000.





Borrowmeadow Road
Stirling — FK7 7UW

Stirling benefits from excellent communication links to the whole of central Scotland with the M80 and the M9 in the town's environs. As such, there are good road links to Edinburgh (32 miles), Glasgow (26 miles), Falkirk (10 miles and Perth (29 miles).

The location is close to Springkerse Retail Park, with occupiers including: Morrisons, Pets at Home, Oak Furnitureland, B&M and B&Q.

Trade occupiers include; Enterprise Car Rental, Martin Plant Hire, Travis Perkins, Jewson, Howdens, Wickes, Toolstation and Dingbro.



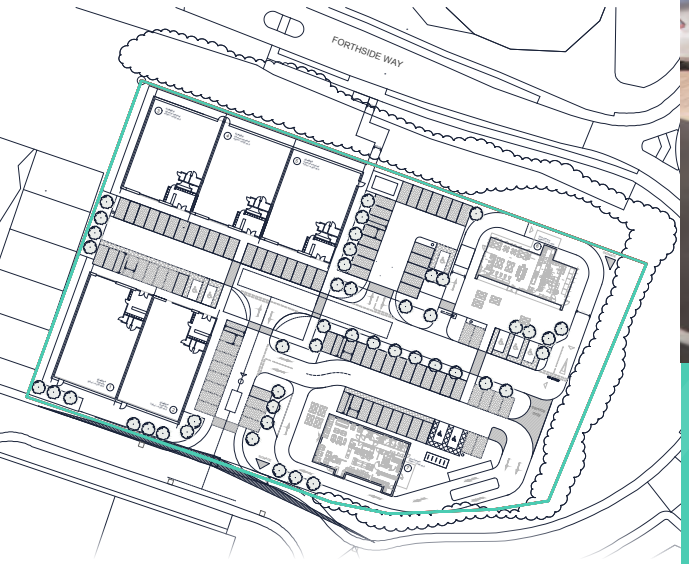
Borrowmeadow Road
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Description

The development comprises up to 5 new industrial units constructed in steel portal frame with quality Kingspan cladding.

Customer car parking is provided and each unit benefits from WC and welfare block together with electronic roller shutter door. Each unit has LED lighting, 3-phase power and broadband connection.

Phase 1 has been pre-let to Starbucks and Pret a Manger. On-site parking includes EV charging points.



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Accommodation

BLOCK A		
Unit 1	5,000 sq ft	465 sq m
Unit 2	5,000 sq ft	465 sq m
Total	**10,000 sq ft**	**930 sq m**

BLOCK B		
Unit 3	5,000 sq ft	465 sq m
Unit 4	5,000 sq ft	465 sq m
Unit 5	5,000 sq ft	465 sq m
Total	**15,000 sq ft**	**1,395 sq m**

Further Information





Planning

The units fall within Use Classes 4, 5 & 6 of the Use Classes Order and would be suitable for a number of different businesses.

Terms

The units are available on new full repairing and insuring leases with further terms available on request.

Service Charge

A service charge will be applied to each unit to cover the common maintenance and management of the development.

EPC Rating

The EPC Rating for the units will be available on practical completion.

Rateable Value

The subjects will require to be assessed on completion.

VAT

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

EPC

EPC pending.

Contact

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