Your partners in property

16 Munro Road, Stirling

Trade counter / warehouse unit totaling 14,494 sq ft

Warehouse To Sub-Let / Assign



This photo is for in tive purposes only. AI-assisted editing was applied to improve image quality while preserving original intent.

16 Munro Road, Stirling



Description

The property, available via sub-lease or assignation, consists of a steel portal frame trade counter and warehouse unit with a concrete floor, finished externally in insulated profiled metal cladding.

Internally, the accommodation includes ground floor office and trade counter space, a mezzanine level, and a conventional warehouse area. Pedestrian access is via an impressive trade counter frontage with double entrance doors, while vehicular access is provided by a large roller shutter door. The unit has a minimum eaves height of 6 metres, increasing to approximately 7.5 metres at the apex.

The unit is suitable for trade counter and general industrial uses. Any ingoing occupier can benefit from the existing fit-out.

Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area and comprise the following areas.

Unit description	Sq. M.	Sq. Ft.
Office/Welfare	208	2,238
Warehouse	722	7,767
Mezzanine	417	4,489
Total	**1,347**	**14,494**

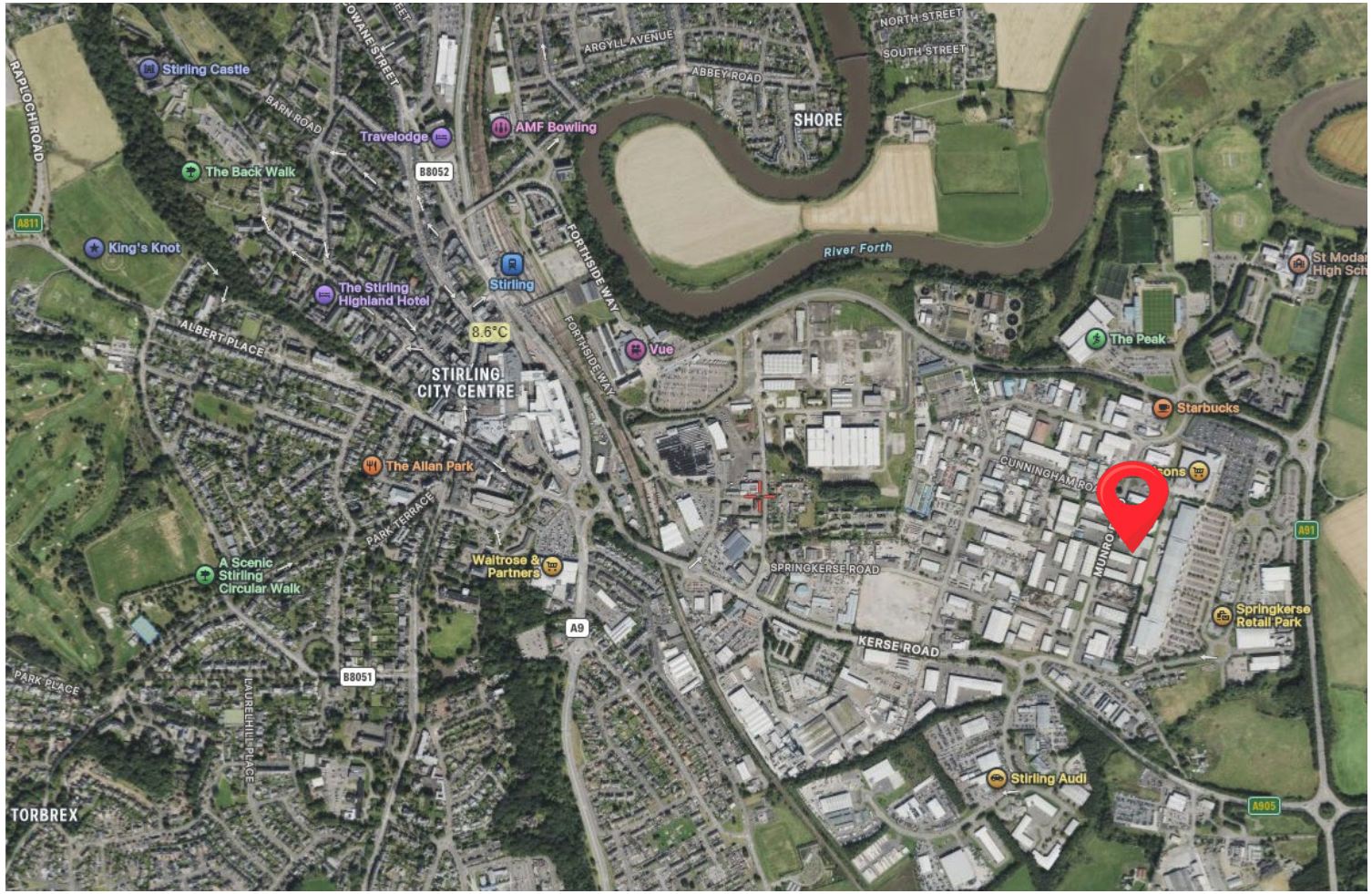
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Location

The subject property is located in Stirling, a strategically positioned city in central Scotland with excellent connectivity. Edinburgh is situated approximately 30 miles to the east and Glasgow around 26 miles to the west, placing over half of Scotland's population within a one-hour drive.

The unit is situated within the well-established Springkerse Industrial Estate, a popular and proven commercial location. The estate lies roughly one mile east of Stirling city centre and is within walking distance of Stirling railway station, which provides regular mainline services to major UK cities.

The property occupies a prominent position on Munro Road, which links Kerse Road with Forthside Way and enables direct access to the M8 and M9 motorways. Nearby occupiers comprise a range of established national and regional businesses, including ATS, Toolstation, Wolseley, Vestas and Howdens.



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Lease Terms

The accommodation is available via assignation or sub-lease on a full repairing and insuring lease. The current lease expires in May 2034, with a tenant break option in May 2029.

The current passing rent is £80,000 per annum.

Further details regarding lease terms are available upon request to interested parties.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

EPC

The property benefits from the following Energy Performance Certificate Rating: B

Rateable Value

The property has a Rateable Value of £73,500.

It is recommended that any further enquiries should be made to the Central Scotland Valuation Joint Board.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

Viewings

Viewing of the property and any further information can be provided by the sole letting agent.

Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Knight Frank are legally obliged to carry out due diligence checks on both buyers and sellers.

Following the acceptance of an offer, the intended purchaser(s) or occupier(s) must, at a minimum, supply proof of identity and address, along with evidence of funds to support the purchase, before the transaction can progress.

Entry

Available immediately on conclusion of missives.



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4. VAT: The VAT position relating to the property may change without notice.

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Particulars dated December 2025. Photographs dated December 2025.

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