KERSE PARK

SPRINGKERSE INDUSTRIAL ESTATE | STIRLING

TO LET



A BRAND NEW DEVELOPMENT OF INDUSTRIAL AND BUSINESS SPACE IN THE HEART OF STIRLING

LETTINGS AND DESIGN & BUILD OPPORTUNITIES AVAILABLE ACROSS THE SITE'S 5.93 ACRES (2.4 HA)

A NEW DEVELOPMENT BY: SCOTT PROPERTY

1 WHITEHOUSE ROAD
STIRLING | FK7 7SX

LOCATION

Stirling is home to 94,210 people as well as the renowned University of Stirling. The city's forecasted GVA growth of 1.7% p.a. between 2025 and 2028 makes it the fourth fastest-growing UK city.

The site is in the heart of the Springkerse Industrial Estate, Stirling's principal industrial location and hosts commercial occupiers such as MKM, Kwik Fit and Screwfix. The site has several access points from both Whitehouse Road to the east and Springkerse Road to the North. The busy Kerse Road makes the southern border and benefits from the bus services to Stirling city centre and Falkirk.

The site neighbours one of Scotland's busiest car showroom clusters with Arnold Clark, Eastern Motor Group, VW/Audi and BMW/Mini among the occupiers. Additionally, the prominent Springkerse Retail Park sits less than a kilometre away from the site and features retailers such as TK Maxx, B&M, B&Q and Morrisons.

The site is extremely well-connected, just under 1 mile from Stirling's city-centre and train station and within an hour's drive from over 2 and a half million people via the M80, M90 and A/M 9.

THE OPPORTUNITY

Kerse Park is a brand new development in the heart of Stirling's premier industrial estate and will provide highly specified business space suitable for modern requirements.

Units will be available on a build-to-suit or pre-let basis offering occupiers control and flexibility.

BRAND NEW BUSINESS SPACE IN STIRLING'S PRIME INDUSTRIAL ESTATE

FIND ON GOOGLE MAPS



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HIGHLIGHTS

With occupier requirements in mind, Kerse Park will be built to modern specifications that is designed to last for the future.



50% OF SCOTLAND'S POPULATION LIVE WITHIN AN HOUR DRIVE OF THE SITE

10 MINUTES (2.5 MILES) FROM THE M9

EAVES HEIGHTS BETWEEN 6M AND 10M

BESPOKE DESIGN SPECIFICATIONS AVAILABLE

LEVEL ACCESS LOADING DOORS AND CLEAR-SPAN INDUSTRIAL/ WAREHOUSE SPACE

PRIME LOCATION WITHIN STIRLING'S PRINCIPAL INDUSTRIAL ESTATE

100%

ELIGIBLE FOR 100% BUSINESS RATES RELIEF FOR TWELVE MONTHS

SECURE, PRIVATE YARDS AND DEDICATED PARKING



DESTINATION	DRIVE TIME
Edinburgh Airport	35 mins
Glasgow City Centre	40 mins
Perth	50 mins
Edinburgh City Centre	60 mins
Aberdeen	2 hrs 15 mins
Dundee	1 hr 10 mins

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TENURE

Buildings are available on a leasehold interest. For further information, please contact CBRE or Ryden.

BUILD TO SUIT

Build-to-suit solutions are available, allowing occupiers to tailor the construction to their bespoke requirements.

PLANNING

Adopted Stirling Local Development Plan 2 identifies the site as lying within a designated 'Employment Safeguarding Area' considered suitable for Class 4 (Business), 5 (General Industry) & 6 (Storage or Distribution) development. Subject to planning, the site offers potential for alternative commercial uses. Representations were recently made to Stirling Council's 'Call for Sites' consultation, seeking the site's allocation for a range of commercial uses within Proposed Stirling Local Development Plan 3.

VAT

VAT will be payable on the transaction and all other costs associated with the property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. In the usual manner the ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) or registration dues.

ENERGY PERFORMANCE CERTIFICATE

Targeting A. To be assessed upon practical completion.

RATES

To be assessed upon completion. Units will be eligible for 100% business rates relief for the first twelve months of occupation.

AML / KYC

In order to comply with Anti-Money Laundering legislation the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

CONTACT

Bryce Stewart
Senior Director
M 07920 244 328
E bryce.stewart@cbre.com

Douglas Blood
Graduate Surveyor
M 07345 747 729
E douglas.blood@cbre.com

James Tweedie
Assistant Surveyor
M 07502 769 446
E james.tweedie@cbre.com

CBRE

Cameron Whyte
Partner
M 07789 003 148
E cameron.whyte@ryden.co.uk

Leo Masson
Graduate Surveyor
M 07425 320 611
E leo.masson@ryden.co.uk

Ryden

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