

# DM HALL

## To Let

### Business Centre

Working  
Flexispaces  
45 King Street  
Stirling  
FK8 1DN





## Property Details

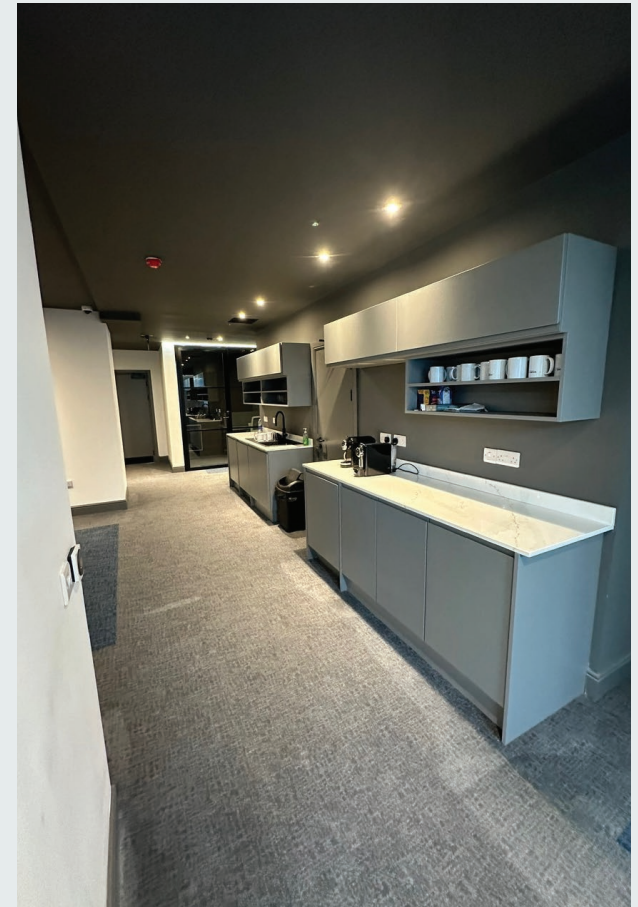
- Fully refurbished high quality office suites
- Strategic city centre position
- Manned reception
- Fitness studio access
- Fully furnished business lounge
- Furniture provided
- Suites from 80 sq ft
- All-inclusive license to occupy from £460 per month plus vat
- Secure private parking is negotiable
- Easy in, easy out terms

**LOCATION:**

The subjects occupy a strategic city centre position lying on the western side of King Street, to the north of its junction with Port Street, forming part of Stirling's principal commercial centre.

In this respect the subjects lie within a predominantly commercial area of Stirling, with King Street forming a principal access route from the city centre to Stirling Castle. Occupiers within the immediate vicinity include The Golden Lion Hotel, Martin & Co Estate Agents, Ladbroke's and The Maharaja Restaurant.

Stirling itself comprises an important city within Central Scotland, lying upon the banks of the River Forth, approximately





# Property Details

26 miles northeast of Glasgow and some 30 miles northwest of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities, having a resident population of over 36,000 people at the 2011 census.

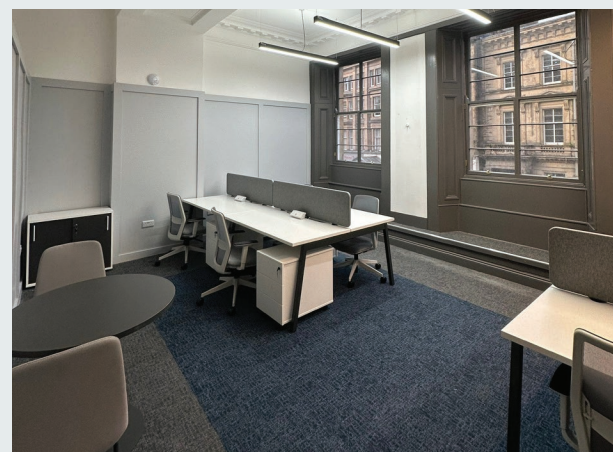
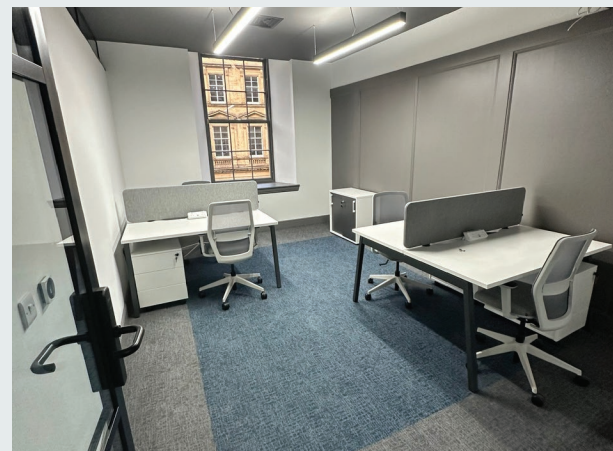
The location of the subjects is shown on the appended plan.

## DESCRIPTION:

The subjects comprise a fully refurbished flexible workspace business centre facility arranged over the first floor of a mid-terraced 4 storey and attic stone built property which lies within the heart of Stirling city centre.

The subjects benefit from the following features:-

- Staffed reception
- Air conditioning
- Modern lighting
- Fitness studio access & shower facilities
- Business lounge facility
- Tea/Coffee facilities
- Business grade Internet access (Category 6 cabling & WIFI)
- Utilities included
- All suites incorporating full acoustic glass
- Bookable meeting room
- Bookable podcast room
- Secure cycle store
- Onsite parking with fast EV charging stations
- Ladies, gents and accessible toilet facilities
- Furniture included



# Property Details

## ACCOMMODATION & FLOOR AREAS :

The accommodation is as follows:

SUITE	SIZE ( SQ FT)	AVAILABILITY
Suite 1a	100	Available
Suite 1b	100	Available
Suite 2	355	Available
Suite 3	199	Available
Suite 4	247	Available
Suite 5	425	Available
Suite 6	80	LET
Suite 7	80	Available
Suite 8	80	LET
Suite 9	80	LET
Suite 10	324	Available
Suite 11	190	Available
Suite 12	168	Available

## LEASE TERMS:

The subjects are offered on an all-inclusive basis, including service charge, utilities, WIFI and office furniture

The incoming tenants will be responsible for any rates liability pertaining to the subjects.

**DM HALL**



Regulated by  
**RICS**

12-month licence agreements provide flexible occupancy which will continue quarterly thereafter until either party serves 3 month notice to quit.

## RENTAL:

Rentals from £460 per month plus VAT

## RATEABLE VALUE:

The subjects will require to be reassessed for rates purposes upon completion.

## VAT:

All prices quoted are exclusive of VAT which is chargeable.

## VIEWING:

Strictly by appointment through the sole marketing agents.

## OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish legal format to the following office.

DM Hall LLP

Unit 6A, Callendar Business Park

The Courtyard, Falkirk, FK1 1XE

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

## ENERGY PERFORMANCE:

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

## DATE OF ENTRY:

By agreement.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

# Make an enquiry

Michael McIntyre

Juliet Robertson

falkirkproperties@dmhall.co.uk

**DM Hall LLP**

**Unit 6A, Callendar Business Park**

**The Courtyard, Falkirk, FK1 1XE**

Tel: T: 01324 628321

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors.