

Ryden

TO LET

HIGH QUALITY OFFICE
ACCOMMODATION

265.2 - 801.3 SQ M (2,855 - 8,625 SQ FT)



**SHEILLING HOUSE,
GLENBERVIE
BUSINESS PARK
LARBERT
FK5 4RB**

OPEN PLAN

**GROUND AND FIRST
FLOOR AVAILABLE**

**ONSITE DEDICATED
CAR PARKING**

DDA COMPLIANT

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



LOCATION

The property is located in Glenbervie Business Park in the north of Larbert, offering quick access to the Central Scotland Motorway Network. The property is located 30 miles west of Edinburgh and 22 miles east of Glasgow.

Larbert Train Station is also situated with walking distance of the property, and many regular bus services are in close proximity.

DESCRIPTION

The subject comprise of 3 office suites across the ground and first floor of a two storey office pavilion. The property benefits from:

- Raised access flooring
- Suspended ceilings
- Gas fired central heating
- Lift access
- Male, female and accessible WCs
- Shower facilities
- Dedicated tea prep facilities

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
SUITE 1	266.5	2,869
SUITE 2	265.2	2,855
SUITE 3	269.6	2,901
TOTAL	801.3	8,625

LEASE TERMS

The existing lease expiring June 2029 is available by way of assignment or subletting with a longer term available via the landlord if required. The current passing rent is available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

BUSINESS RATES

	RATEABLE VALUE	RATES PAYABLE (2026/27)
SUITE 1&2	£70,364	£37,645
SUITE 3	£36,250	£17,436

ENTRY

Available immediately on conclusion of legal missives.

VAT

We are advised the premises is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





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GET IN TOUCH

Please get in touch with our letting agent for more details.

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