TO LET

FULLY FITTED OFFICE ACCOMMODATION

Located in the Desirable Castle Business Park, Stirling

Rent Upon Application

Excellent Transport Links

Generous Car Parking Provisions

Flexible Lease Terms and Unit Sizes Available

FIND ON GOOGLE MAPS



FIRST FLOOR, CARSEVIEW HOUSE, CASTLE BUSINESS PARK, STIRLING, FK9 4TW

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SHEPHERD COMMERCIAL

Location

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LOCATION

Stirling is the principal centre of commerce and administration for Stirlingshire. The city has a resident population estimated to be in the region of 45,000, whilst the wider Stirling Council area has a population estimated to be in the region of 90,000. Stirling is well-positioned in the heart of Scotland and adjacent to the M9 motorway, which links into the M80/M876 and provides motorway access to Glasgow, approximately 22 miles to the southwest and Edinburgh, 36 miles to the east. The town benefits from a mainline railway station with regular services to all of Scotland's major towns and cities.

The property is located in Castle Business Park, a prime location within Stirling, with convenient access to the A9, less than 1-mile away. The surrounding area comprises similar office buildings, occupied by notable tenants such as Symbiosis Pharmaceutical, Lex Autolease, and Colleges Scotland.



Description

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DESCRIPTION

The subjects form the first floor an attractive two storey office pavilion, which benefits from extensive on-site parking provisions. Entry to the upper floor is facilitated through an internal staircase or lift.

The first floor provides four flexible office suites, which can be let as a single floor or as separate tenancies to suit occupier requirements.

- Modern flexible accommodation.
- Furnished options available.
- DDA compliant.
- Upgraded entrance and common areas.
- Efficient LED lighting throughout.
- Underfloor and perimeter cabling.
- Generous car parking provision (FCFS).
- Monthly "All in" rents (exc VAT).

ACCOMMODATION

Our client can offer flexible floor space to suit your requirements, with availability of up to the following sizes:

DESCRIPTION	SQM	SQFT
Suite 5	237.45	2,556
Suite 6	229.07	2,466
Suite 7	230.05	2,476
Suite 8	228.56	2,460
TOTAL	**925.13**	**9,958**

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

FIRST FLOOR, CARSEVIEW HOUSE,CASTLE BUSINESS PARK, STIRLING, FK9 4TW

RENT

The rental rates for individual suites can be made available upon application.

SERVICE CHARGE

A service charge is in place to cover all electricity and heating costs for the suites along with buildings insurance and communal repairing and maintenance costs. Service Charges are reviewed annually.

RATEABLE VALUE

The first-floor subjects are listed in the current Valuation Roll as two separate entries, with a rateable value of:

Suite 5, 6, & 7 – £81,500 / Suite 8 – £26,500

Should the property be sub-divided, it may be subject to reassessment.

The rate poundage for 2026/2027 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate can be made available upon request.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.





Get in Touch

For further information or viewing arrangements please contact the sole agents:

Alasdair McConnell
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11 Gladstone Place, Stirling, FK8 2NN
T: 01786 450 438

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **UPDATED: Oct 2026**

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