

# Imex Business Centre

Broadleys Business Park Craigleith Road Stirling FK7 7LQ

Warehouse | 1,009 - 2,030 ft<sup>2</sup>



Roller shutter door



Three-phase electricity



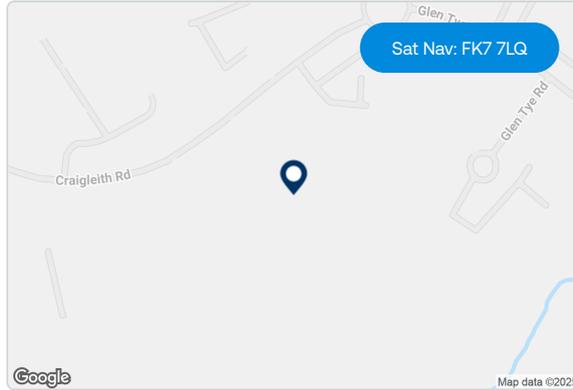
On-site parking



24 hour access

Available to Let



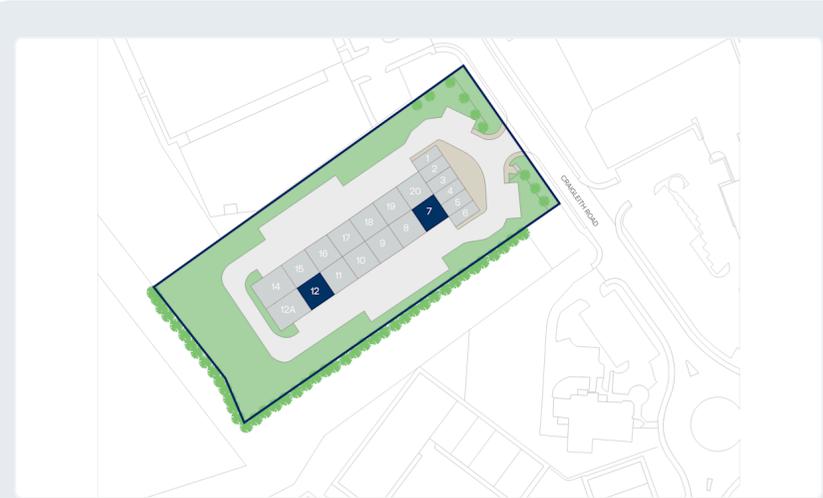


## Description

Imx Business Centre comprises a modern development of refurbished industrial and office units, arranged over a single terrace benefitting from on-site parking. There are a total of 14 industrial units and 6 office suites. The building is of steel frame construction with a mixture of profile clad sheeting and brick walls under a pitched clad roof. Each unit can be accessed via a commercial roller shutter door and separate pedestrian access is also provided. Internally, the units offer open plan workshop accommodation with kitchenette and WC facilities. The units benefit from concrete floors, adequate natural light via translucent roof panels, 3 phase electricity supply and roller shutter doors.

## Location

The centre is situated approximately 1 mile southeast of Stirling City Centre and is adjacent to the Springkerse Industrial area. The estate is located on the south side of the A905 Kerse Road and is accessed via the Broadleys Roundabout. It is a well-established business location with surrounding occupiers including Stirling Audi, Menzies, BMW, Mini, Inch Volkswagen, Citroen, Tilestar, Screwfix and FES.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
7	Warehouse	1,009	Under offer	890
12	Warehouse	1,021	Immediately	890
Total		2,030		

## Further information

### EPC

EPC is available upon request.

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

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# Mileway

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