

# Springkerse Industrial Estate

Stirling FK7 7UU

Warehouse | 937 - 4,292 ft<sup>2</sup>



Roller shutter doors



Translucent roof panels



Three phase electricity



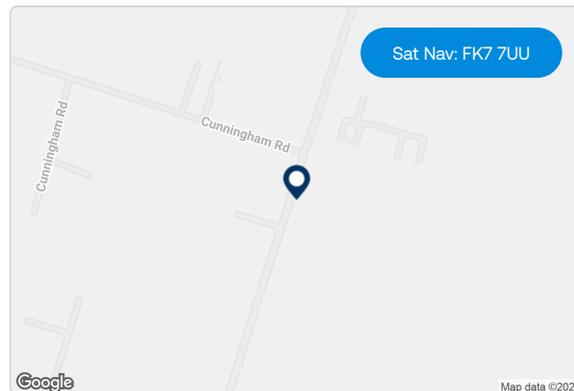
24 hour access



Communal parking



Under refurbishment



## Description

Springkerse Industrial Estate comprises a modern development of refurbished industrial/ workshop units, benefitting from on-site parking. There are a total of 15 industrial units. The units are of steel frame construction with a mixture of profile clad sheeting and brick walls under a pitched clad roof.

Block 2 Unit 2 has a secure yard at the rear and a large allocated parking area to the front.

Each industrial 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.

## Further information

### EPC

Block 2 Units 1&2 :  
B , Block 4 Unit 4  
:B

### 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.

## Location

The subject premises are located within Springkerse Industrial Estate in Stirling, a strategic location in central Scotland. Stirling's prime position offers excellent connectivity, with Edinburgh and Glasgow just 30 and 26 miles away, respectively. Over 50% of Scotland's population can reach Stirling within an hour's journey.

The Springkerse Industrial Estate has established itself as a sought-after business destination in Stirling. Its convenient location, merely a mile east of Stirling's city centre, allows for easy access to the main line railway station, connecting to major UK cities.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Block 2 Unit 1 & 2	Warehouse	4,292	Immediately	POA
Block 4 Unit 4	Warehouse	972	Immediately	780
Block 5, Unit 4	Warehouse	937	Immediately	815
<b>Total</b>		<b>6,201</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

# Mileway

Molly O Neill  
scotland@mileway.com  
0141 846 0480

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**