



## TO LET

BLOCK 4, UNIT 2, MANOR LOAN

STIRLING, FK9 5QA

- HIGH QUALITY INDUSTRIAL UNIT IN ESTABLISHED BUSINESS PARK.
- GOOD ACCESS LINKS TO A91 AND NEARBY M9 AND M80.
- CLOSE TO SPRINGERSE INDUSTRIAL ESTATE STIRLING CITY CENTRE AND STIRLING UNIVERSITY.
- APPROXIMATELY 4,788 SQ.FT (444 SQ.M)

## LOCATION

Manor Farm Business Park is located adjacent to the A907 between Stirling and Alloa, providing excellent links to the motorway network at Junction 9 of the M9 and the M80, to both Glasgow and Edinburgh.

Stirling City Centre is approximately a 10 minute drive from the property and Springkerse Industrial Estate and Stirling University are only a 5 minute drive from the subjects.

The location of Manor Loan allows direct access to 90% of the Scottish population within a 2 hour drive. Nearby occupiers include Geopost DHL, Daigeo, Exxova, APC and NHS, current tenants include Dolby Medical, Lumiradx and Linnet Technology

## DESCRIPTION

The Property comprises of a high quality modern terraced industrial unit with office accommodation including a meeting room, tea prep area and W.C's. There is car parking to the front of the property and also to the rear where there is an electrically controlled insulated sectional up and over door providing access to the main storage area of the building. The unit is of steel portal frame with a concrete floor and a mixture of stone wall and insulated profile cladding, incorporating translucent roof panels.

Internally, the property is made up of an open plan area with single storey office and welfare facilities including a tea prep area.

Lighting in the warehouse is currently provided by suspended fluorescent lamps throughout and will be upgraded to LED lamps over the next few months. The minimum eaves height is 3.90m rising to 6.25m at the apex. The accommodation is clear span. In addition, the large sectional door has an in built pedestrian access to the east elevation, the sectional door is 4.00m wide by 3.50m high.

Externally, the unit benefits from a good quality common tarmac yard with allocated parking to the northern elevation. There is additional parking to the south of the building adjacent to the office section. There is external floodlighting in place and provision for external signage as required.

The business park benefits from mains supplies of water, drainage BT Fibre and electricity, there is also a large separate fibre connection installed by the landlords and managed by Briskona

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following Gross internal area (GIA):

	Size (sq.ft)	Size (sq.m)
Block 4, Unit 2	4,788	444

## TENURE

The premises are available for immediate occupation on a Full Repairing and Insuring lease. For additional information on rent and lease terms please contact Galbraith.

## RATING

It will be the ingoing tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises have a current rateable value of £16,900.

## ENERGY PERFORMANCE CERTIFICATE

The property has the following EPC Rating:- Industrial Unit: C

## VAT

The property is elected for VAT and VAT will be playable on the rent.

## ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the tenants and the landlord (our client) involved in a transaction. As such, personal and or detailed financial and corporate information may be required before any terms are agreed or any transaction can conclude.

## RENT

On application.

## SERVICE CHARGE

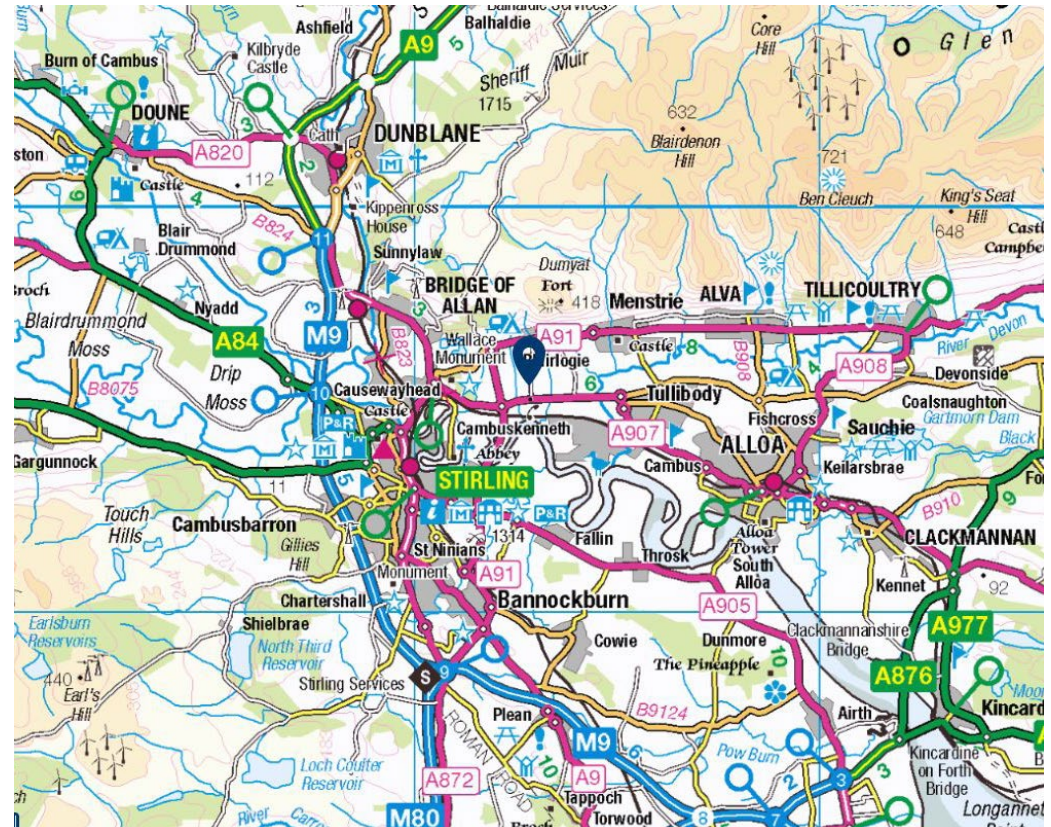
A service charge for common parts within the estate will be levied in addition to the rent. Further information is available on request.

## VIEWING AND FURTHER INFORMATION

Interested parties are advised to note interest with the selling agents. Viewings are by appointment only. For additional information please contact:

Harry Stott  
01786 434 630 / 07909 978 644  
harry.stott@galbraithgroup.com

Lucy Yates  
0131 240 6970 / 07824 848 097  
Lucy.yates@galbraithgroup.com



Galbraith  
Suite C  
Stirling Agricultural Centre  
Stirling, FK9 4RN  
T: 01786 434 600  
galbraithgroup.com

## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
4. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.
5. Photographs taken in August 2023
6. Particulars prepared August 2023

