

TO LET

Argyll Court, Castle Business Park
Stirling FK9 4TT

- ▶ Open plan office accommodation
- ▶ Prominent position
- ▶ Circa 2,500 - 11,381 sq ft
- ▶ 52 car parking spaces



LOCATION

Stirling is strategically located in the heart of Central Scotland, providing excellent access to Scotland's main cities and towns via the M80 and M9 motorway network.

Stirling has a main line railway station which is well served by fast and frequent services to Scotland's main cities and towns. A network of bus services connect Castle Business Park with Stirling and other major towns and cities within the central belt and beyond.

The subjects are located within Castle Business Park which is situated near the intersection of the M80 and M9 motorways and is the principal business park in the region.

There is a park and ride facility at Castle View adjacent to Castle Business Park, offering services into the city centre every 12 minutes.

ACCOMMODATION

The available accommodation is on the first floor and extends to the following approximate net internal areas:

GROUND FLOOR NORTH	Let to Fusion Group	
GROUND FLOOR EAST	Let to Scottish Childminding Assoc	
GROUND FLOOR SOUTH	Let to Colleges Scotland	
GROUND FLOOR WEST		
FIRST FLOOR	11,381 SQ FT	1,057.3 SQ M

The 1st floor can be split into 4 suites from 2,500 sq ft upwards.

BUILDING SPECIFICATION

The building comprises a 2 storey modern office pavilion with the following specification:

- Open plan
- Gas fired central heating
- Raised access flooring
- Suspended ceiling with recessed LED lighting
- Lift access
- WC facilities on ground and 1st floors
- DDA compliant
- 52 car parking spaces

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£117,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 55.9p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£65,403**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B

DATE OF ENTRY

By arrangement.

LEGAL COSTS

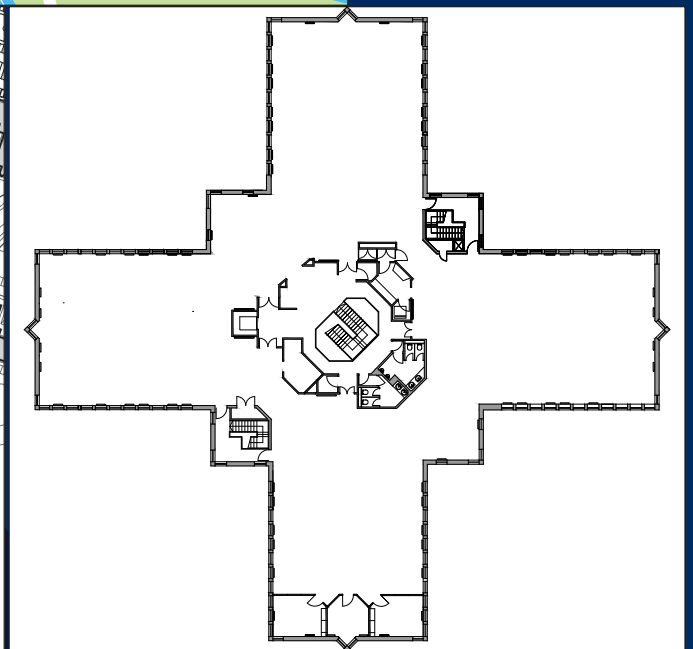
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET

Argyll Court, Castle Business Park
Stirling FK9 4TT



GET IN TOUCH



Neil McConnachie
nmconnachie@eyco.co.uk
07818 062 736
0131 558 5104



Neil Gordon
ngordon@eyco.co.uk
07974 375 823
0131 558 5119

NM/DOC/STI334 - Date of publication: 6 June 2024

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.