

TO LET/FOR SALE

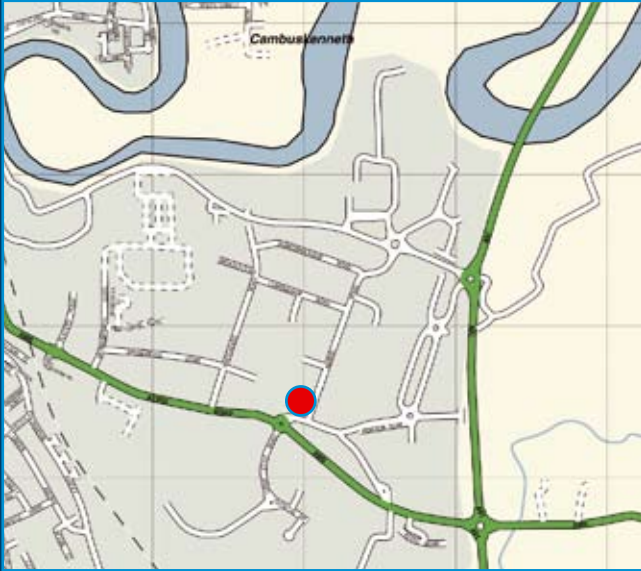


Modern Open Plan Office
adjacent to HBOS

Unit 2, 1 Munro Road, Stirling

177.90 sq. m. (1,915 sq. ft.)

Unit 2, 1 Munro Road Stirling



Location

The property occupies an extremely prominent position on Munro Road, close to its junction with Kerse Road. This gives excellent access to the A905 Kerse Road, one of Stirling's principal distributor roads from the East.

Nearby occupiers include Enterprise Rent-A-Car, Menzies BMW, Pinnacle Auto Centre, Reekie Hyundai as well as an excellent retailing facility at Springkerse Retail Park, including Powerhouse, Halfords and Carpetright.

Access to the property by car, bus and train is excellent. Both the Bus and Train Stations are located approximately one kilometre to the north west.

Description

The unit is fitted for office accommodation and has 8 car parking spaces. Access is taken directly from Munro Road as shown on the enclosed plan.

Specification

The office comprise a single storey purpose built unit, semi-detached to the new HBOS Banking Facility.

The specification comprises:

- Attractive brick-faced and glazed exterior finishes
- Landscaped Site
- 8 car parking spaces
- Flood Lit car park and walkways
- Double Entrance Doors
- Disabled W.C.
- Kitchen/Tea Prep installation
- Suspended ceilings with CAT 2 (LG3) lighting
- Facility to install comfort cooling.

Accommodation

The unit extends to the following Net Internal Area:-

Net Internal	177.90 sq. m.	1,915 sq. ft.
--------------	---------------	---------------

Terms

The unit is available either For Sale or To Let on a New Full Repairing and Insuring Lease.

Rent/Price

On application.

Costs

Each party will be responsible for their own legal and other costs associated with this transaction. The ingoing tenant/purchaser will be responsible for Stamp Duty Land Tax, Registration Fees and any VAT thereon.

Incentives

On application.

Further Information & Viewing

Please contact:

**BURNS
AND PARTNERS**
0131 228 4466
Canning Mews 7 Canning Street Lane
Edinburgh EH3 8ER

Culverwell
PROPERTY CONSULTANTS
0131 226 6611
www.culverwell.co.uk

Chris Paterson or Keith Burns Ken Pritchard or Peter Torrens

Email: cp@bap.co.uk
kb@bap.co.uk

Email: ken@culverwell.co.uk
petert@culverwell.co.uk

BURNS AND PARTNERS

CULVERWELL

Canning Mews
7 Canning Street Lane
Edinburgh
EH3 8ER

68/70 George Street
Edinburgh
EH2 2LT

Tel: 0131 228 4466
Fax: 0131 228 6644

Tel: 0131 226 6611
Fax: 0131 226 6622

Please note that this brochure is also available in pdf format.

Date of publication: August 2007

Disclaimer

Messrs Burns and Partners for themselves and for their client whose agent they are give notice that:

- (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any 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 intended 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 persons in the employment of Messrs Burns and Partners has any authority to make or give representation or warranty in relation to this property;
- (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.