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BURNS

AND PARTNERS

OFFICE

CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS

TO LET

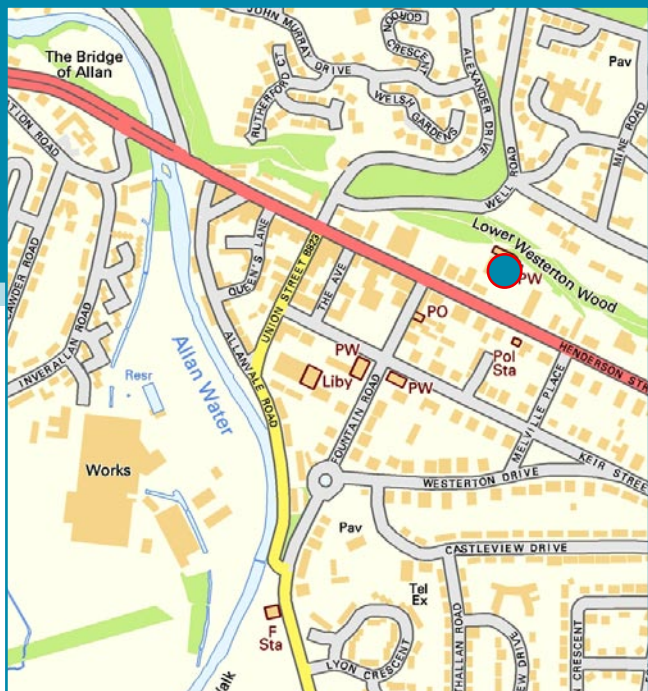
Chalmers Chambers Henderson Street Bridge of Allan

Redeveloped Open Plan Office

Approximately 360 sq. m (3,900 sq. ft)



Chalmers Chambers Henderson Street Bridge of Allan



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LOCATION

Bridge of Allan is situated some 3 miles to the north of Stirling and is growing in both commercial and residential terms due in part to the excellent transport links to Glasgow, Edinburgh and Perth. The subjects are situated to the east of the main high street retailing district adjacent to the Royal Bank of Scotland and command a prestigious prominence within the town itself.

DESCRIPTION

Chalmers Chambers, built circa 1854, is of traditional Scottish stone construction and are set back from the main thoroughfare and benefit from a slightly elevated position giving views across to Stirling Castle and beyond.

The annexed and detached buildings are due for conversion and redevelopment to form prestigious residential accommodation.

The mature grounds, including several mature trees, will be shared with the newly formed residential accommodation and six designated car parking spaces will be set aside for the office.

The subjects are believed to be suitable for the inclusion of a mezzanine floor with appropriate access. Interested parties should make their own enquiries to Stirling Council Planning Department (tel: 01786 442 542).

ACCOMMODATION

On completion the foregoing approximate areas have been calculated on a net internal basis in accordance with the Code of Measuring Practice (5th edition).

Main Office	297.15 sq. m	3,200 sq. ft
Rear Office	65.03 sq. m	700 sq. ft
Total	362.18 sq. m	3,900 sq. ft

Disclaimer

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LEASE TERMS

Our client is seeking a Standard Institutional Full Repairing and Insuring Lease for a minimum period of 15 years.

RENT

On application

DATE OF ENTRY

On completion of programme of works, which is scheduled for early Summer 2006.

LEGAL COSTS

Each party will be responsible for their own legal costs. The incoming Tenant will be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

VAT

All prices quoted are exclusive of VAT.

FURTHER INFORMATION

For further information and viewing arrangements please contact: -



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