

TO LET

BUSINESS UNITS

BUSINESS UNITS IN EXCELLENT LOCATION

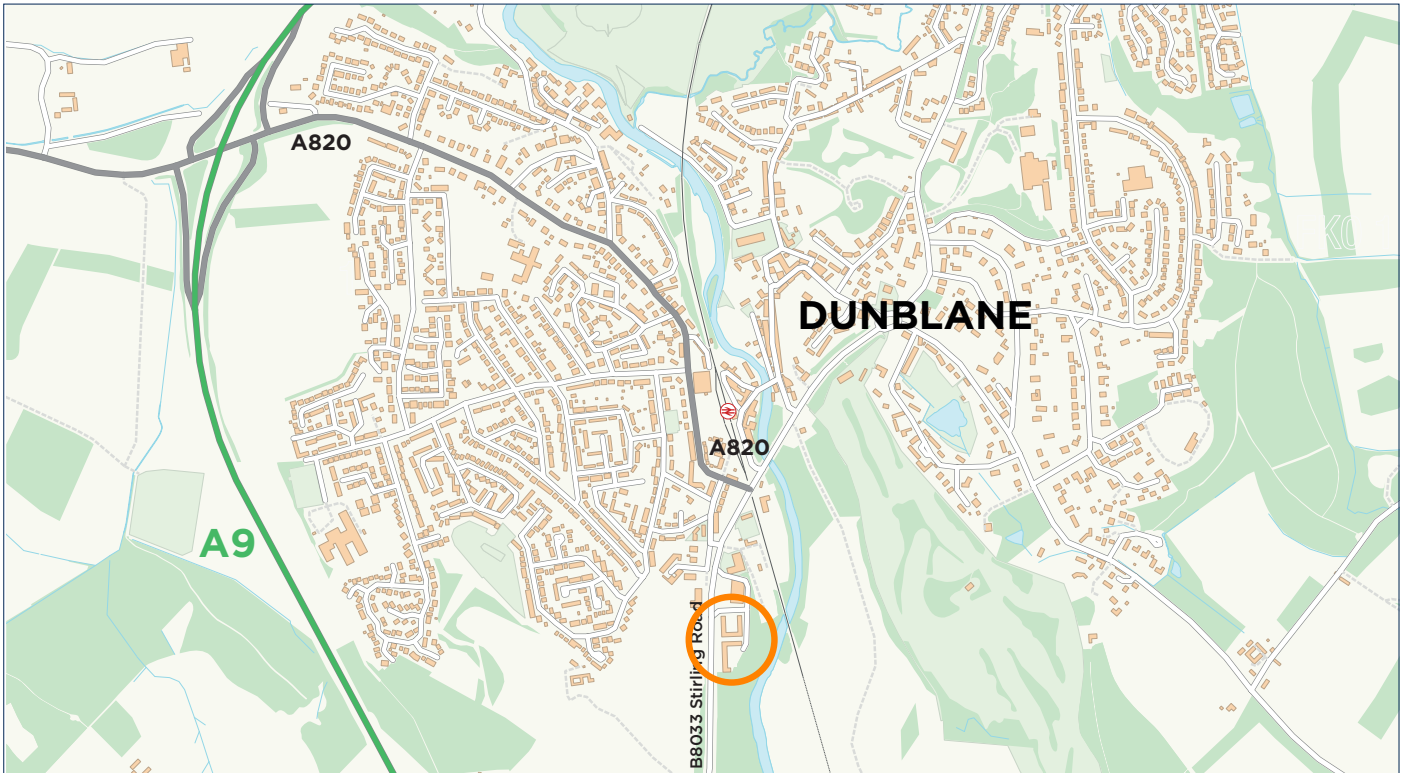
- Attractive rents
- Flexible rental terms available
- Double loading doors
- Excellent mix of sizes
- Incentives available



Duckburn Park
Dunblane
FK15 0EW

Galbraith

galbraithgroup.com
0131 240 6960



LOCATION

Dunblane is situated approximately 5 miles north of Stirling, a short distance east of the A9, providing excellent connectivity to Perth to the north and Stirling, Edinburgh and Glasgow to the south. The M80 motorway provides convenient access to Glasgow with a 30 minutes' travel time as well as Edinburgh being reachable within an hour via the M9. Dunblane is a prosperous town with a population of approximately 8,800 persons.

Duckburn Park is a well located estate of business units lying at the southern entrance to Dunblane adjacent to Marks and Spencer Simply Foods. The estate currently accommodates a range of businesses from Tilhill Forestry, Architects, Accountants, Environmental Consultants, the Post Office and others.

DESCRIPTION

Duckburn Park consists of single storey units of brick construction with plastic coated steel sheet roofs suitable for a variety of uses, subject to necessary consents. The units benefit from the following specification:-

- Three-phase power
- Double loading door
- Translucent roof lighting
- Flexible accommodation
- Mains drainage, water and gas

LEASE

Units are available on Full Repairing and Insuring terms. Details on rental are available on request.

Flexible lease lengths are available.

RENT

Rental levels are shown within the attached Availability Schedule. Incentives may be available, dependent upon the lease term and covenant of the ingoing tenant.

SERVICE CHARGE

A small service charge for the common maintenance and management of the estate will apply. Further information is available on request.

BUSINESS RATES

Tenants will be responsible for paying all Local Authority charges. For further information on the rateable value of each available unit, please refer to www.saa.gov.uk.

Prospective tenants may be eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the letting agents.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment via the agents:-

Lucy Yates
0782 484 8097
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David Stevenson
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TO LET

BUSINESS/INDUSTRIAL UNITS

Duckburn Park

Dunblane

FK15 0EW

AVAILABILITY SCHEDULE

SITE PLAN

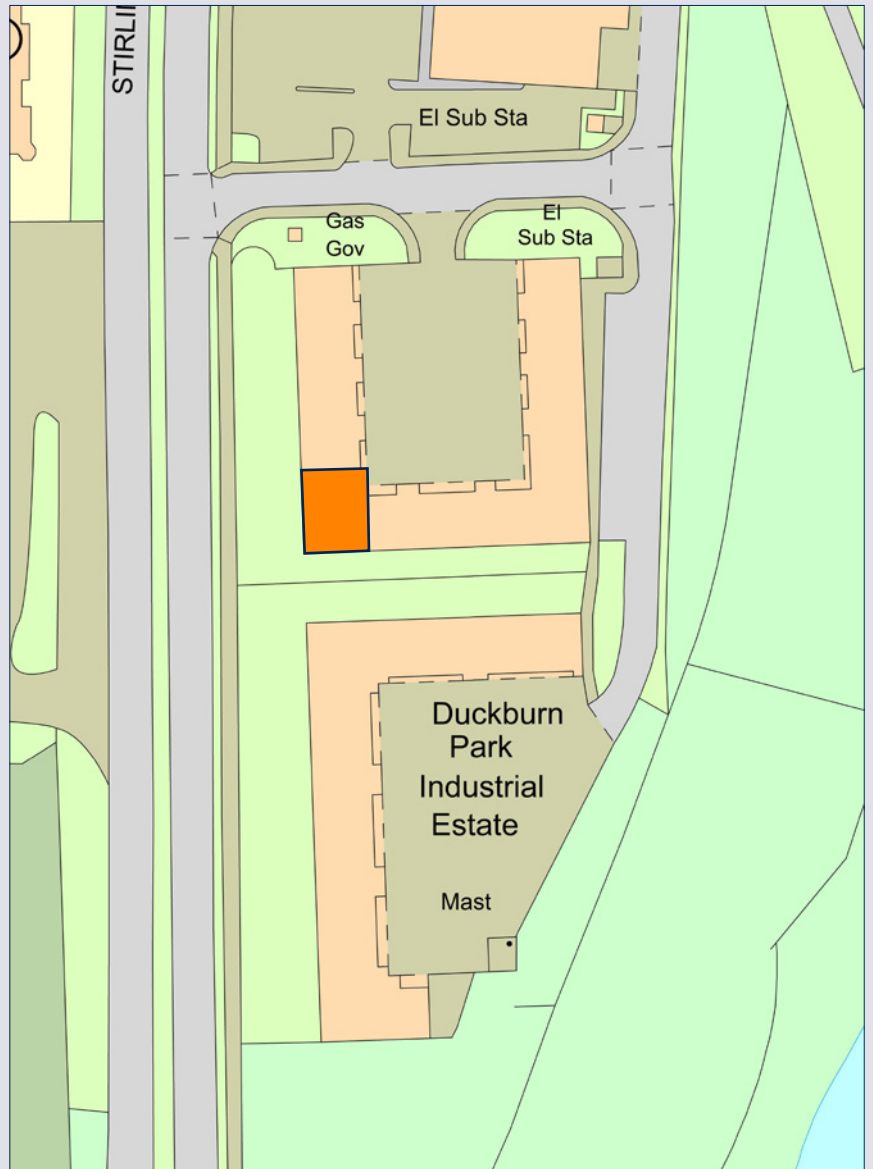
Block 1 Unit 4 - AVAILABLE SUMMER 2024

Size 1,982 sq ft / 184.13 sq m

Rent £16,800 per annum

Service Charge £1,164 per annum

Rateable Value £12,600



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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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