

DM HALL

To Let

Business Centre

Working
Flexispaces
45 King Street
Stirling
FK8 1DN



Property Details

- Fully refurbished high quality office suites
- Strategic city centre position
- Manned reception
- Fitness studio access
- Fully furnished business lounge
- Furniture provided
- Suites from 80 sq ft
- All-inclusive license to occupy from £460 per month plus vat
- Secure private parking is negotiable
- Easy in, easy out terms

LOCATION:

The subjects occupy a strategic city centre position lying on the western side of King Street, to the north of its junction with Port Street, forming part of Stirling's principal commercial centre.

In this respect the subjects lie within a predominantly commercial area of Stirling, with King Street forming a principal access route from the city centre to Stirling Castle. Occupiers within the immediate vicinity include The Golden Lion Hotel, Martin & Co Estate Agents, Ladbrokes and The Maharaja Restaurant.

Stirling itself comprises an important city within Central Scotland, lying upon the banks of the River Forth, approximately



Property Details

26 miles northeast of Glasgow and some 30 miles northwest of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities, having a resident population of over 36,000 people at the 2011 census.

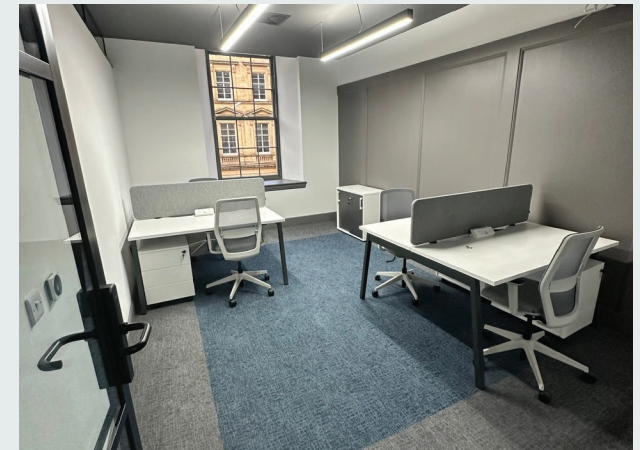
The location of the subjects is shown on the appended plan.

DESCRIPTION:

The subjects comprise a fully refurbished flexible workspace business centre facility arranged over the first floor of a mid-terraced 4 storey and attic stone built property which lies within the heart of Stirling city centre.

The subjects benefit from the following features:-

- Staffed reception
- Air conditioning
- Modern lighting
- Fitness studio access & shower facilities
- Business lounge facility
- Tea/Coffee facilities
- Business grade Internet access (Category 6 cabling & WIFI)
- Utilities included
- All suites incorporating full acoustic glass
- Bookable meeting room
- Bookable podcast room
- Secure cycle store
- Onsite parking with fast EV charging stations
- Ladies, gents and accessible toilet facilities
- Furniture included



Property Details

ACCOMMODATION & FLOOR AREAS :

The accommodation is as follows:

SUITE	SIZE (SQ FT)	AVAILABILITY
Suite 1a	100	Available
Suite 1b	100	Available
Suite 2	355	Available
Suite 3	199	Available
Suite 4	247	Available
Suite 5	425	Available
Suite 6	80	LET
Suite 7	80	Available
Suite 8	80	LET
Suite 9	80	LET
Suite 10	324	Available
Suite 11	190	Available
Suite 12	168	Available

LEASE TERMS:

The subjects are offered on an all-inclusive basis, including service charge, utilities, WIFI and office furniture

The incoming tenants will be responsible for any rates liability pertaining to the subjects.

12-month licence agreements provide flexible occupancy which will continue quarterly thereafter until either party serves 3 month notice to quit.

RENTAL:

Rentals from £460 per month plus VAT

RATEABLE VALUE:

The subjects will require to be reassessed for rates purposes upon completion.

VAT:

All prices quoted are exclusive of VAT which is chargeable.

VIEWING:

Strictly by appointment through the sole marketing agents.

OFFERS/FURTHER INFORMATION:

All offers should be submitted in strict Scottish legal format to the following office.

DM Hall LLP

Unit 6A, Callendar Business Park

The Courtyard, Falkirk, FK1 1XE

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

DATE OF ENTRY:

By agreement.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Michael McIntyre

Juliet Robertson

falkirkproperties@dmhall.co.uk

DM Hall LLP

Unit 6A, Callendar Business Park

The Courtyard, Falkirk, FK1 1XE

Tel: T: 01324 628321

DM HALL



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