

Ryden

TO LET

**INDUSTRIAL PREMISES WITH
YARD**

536 SQ M (5,769 SQ FT)



**UNIT 2A, CRAIG
LEITH ROAD,
BROADLEYS
INDUSTRIAL PARK
STIRLING
FK7 7LH**

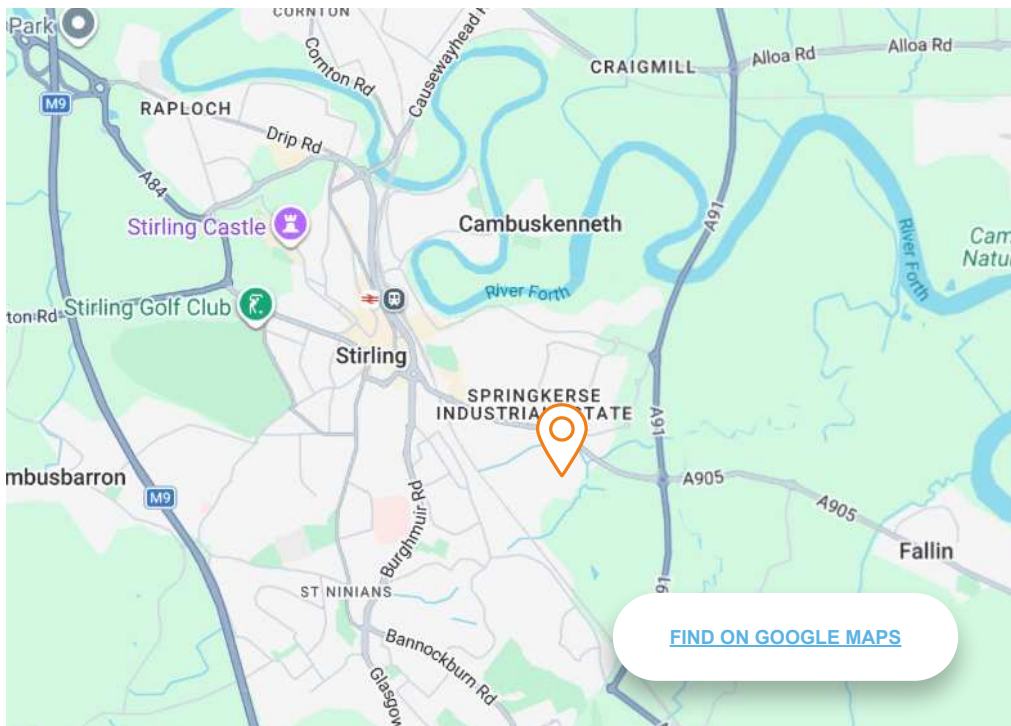
**EXISTING MOTOR TRADE
FIT-OUT AVAILABLE**

**AMPLE YARD AND
PARKING FACILITIES**

**WELL ESTABLISHED
BUSINESS LOCATION**

**ATTRACTIVE OFFICE
SPACE / SHOWROOM TO
FRONT ELEVATION**

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LOCATION

Stirling is well situated in central Scotland and benefits from an excellent transport network, with Edinburgh being approximately 30 miles to the East and Glasgow 26 miles to the West. Over half of the Scottish population lives within 1 hour travelling time of Stirling.

Broadleys Industrial Park lies approximately 1 mile South East of Stirling City Centre and is located adjacent to the Springkerse Industrial area.

The estate is a well-established business location with surrounding occupiers including Audi, BMW, Mini, VW, Citroen, Tilestar, Screwfix and FES.

DESCRIPTION

The property comprises an industrial / warehouse premises with offices to the front elevation and benefits from a secure yard and car park.

The building is of steel portal frame construction with brick and profiled metal cladding walls under a pitched clad roof and benefits from the following:

- excellent translucent daylight via translucent roof panels
- modern LED lighting
- solar panels
- 3 phase power supply
- overhead radiant heaters
- mezzanine floor
- kitchen / tea prep facilities
- wc facilities
- Excellent car parking to the front elevation
- Secure yard

ACCOMMODATION

We have measured the Gross Internal Area of the premises to be approximately 536 sq m (5,769 sq ft).

TERMS

The premises are available to lease on a new full repairing and insuring basis at a rental of £45,000 per annum plus VAT for a period to be agreed.

EPC

Available on request.

RATEABLE VALUE

We are advised the property currently has a Rateable Value of £38,500 which results in rates payable (2026/27) of approximately £19,000 per annum.

VIEWING

Strictly by prior appointment through the sole letting agents.

VAT

All prices are quoted exclusive of VAT

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.



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GET IN TOUCH

Please get in touch with our letting agents for more details.

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