

Ryden

TO LET

HIGH QUALITY OFFICE
ACCOMMODATION

265.2 - 801.3 SQ M (2,855 - 8,625 SQ FT)



**SHEILLING HOUSE,
GLENBERVIE
BUSINESS PARK
LARBERT
FK5 4RB**

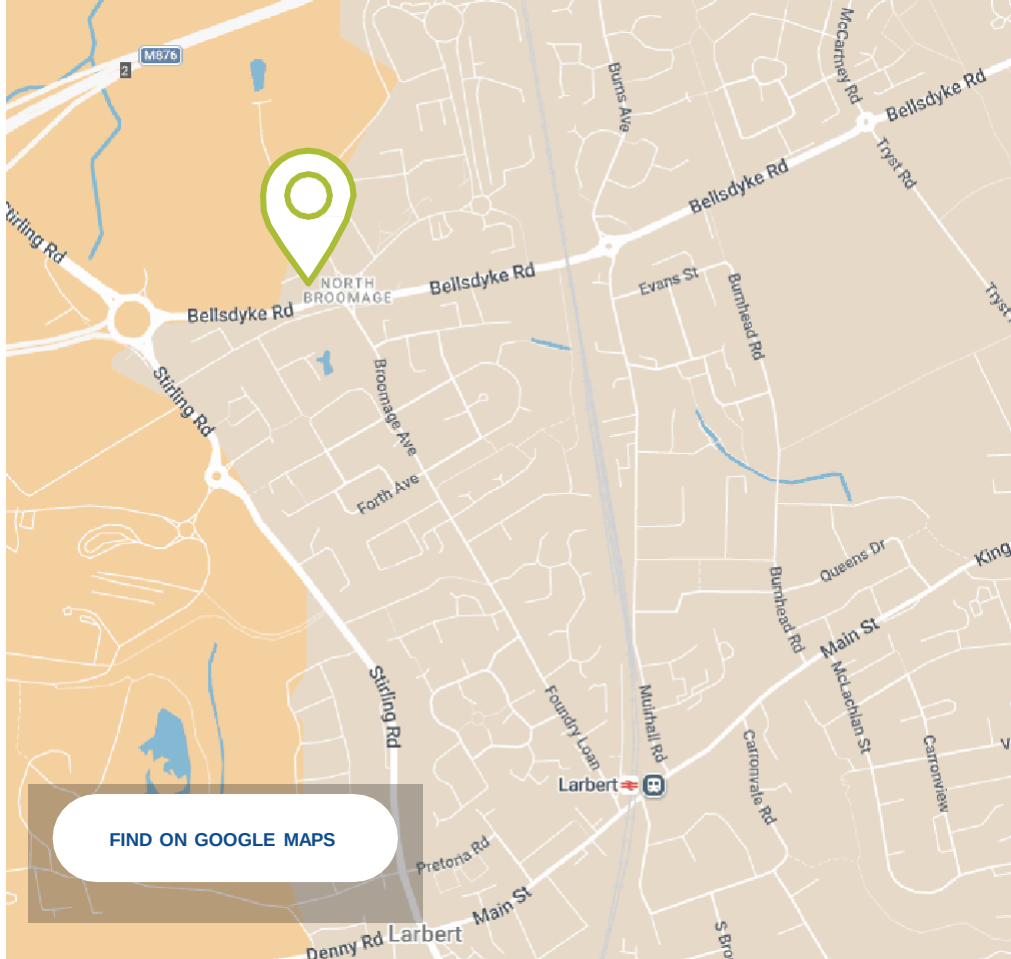
OPEN PLAN

GROUND AND FIRST
FLOOR AVAILABLE

ONSITE DEDICATED
CAR PARKING

DDA COMPLIANT

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LOCATION

The property is located in Glenbervie Business Park in the north of Larbert, offering quick access to the Central Scotland Motorway Network. The property is located 30 miles west of Edinburgh and 22 miles east of Glasgow.

Larbert Train Station is also situated with walking distance of the property, and many regular bus services are in close proximity.

DESCRIPTION

The subject comprise of 3 office suites across the ground and first floor of a two storey office pavilion. The property benefits from:

- Raised access flooring
- Suspended ceilings
- Gas fired central heating
- Lift access
- Male, female and accessible WCs
- Shower facilities
- Dedicated tea prep facilities

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
SUITE 1	266.5	2,869
SUITE 2	265.2	2,855
SUITE 3	269.6	2,901
TOTAL	801.3	8,625

LEASE TERMS

The existing lease expiring June 2029 is available by way of assignment or subletting with a longer term available via the landlord if required. Rent available upon request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request.

BUSINESS RATES

	RATEABLE VALUE	RATES PAYABLE (2026/27)
SUITE 1&2	£70,364	£37,645
SUITE 3	£36,250	£17,436

ENTRY

Available immediately on conclusion of legal missives.

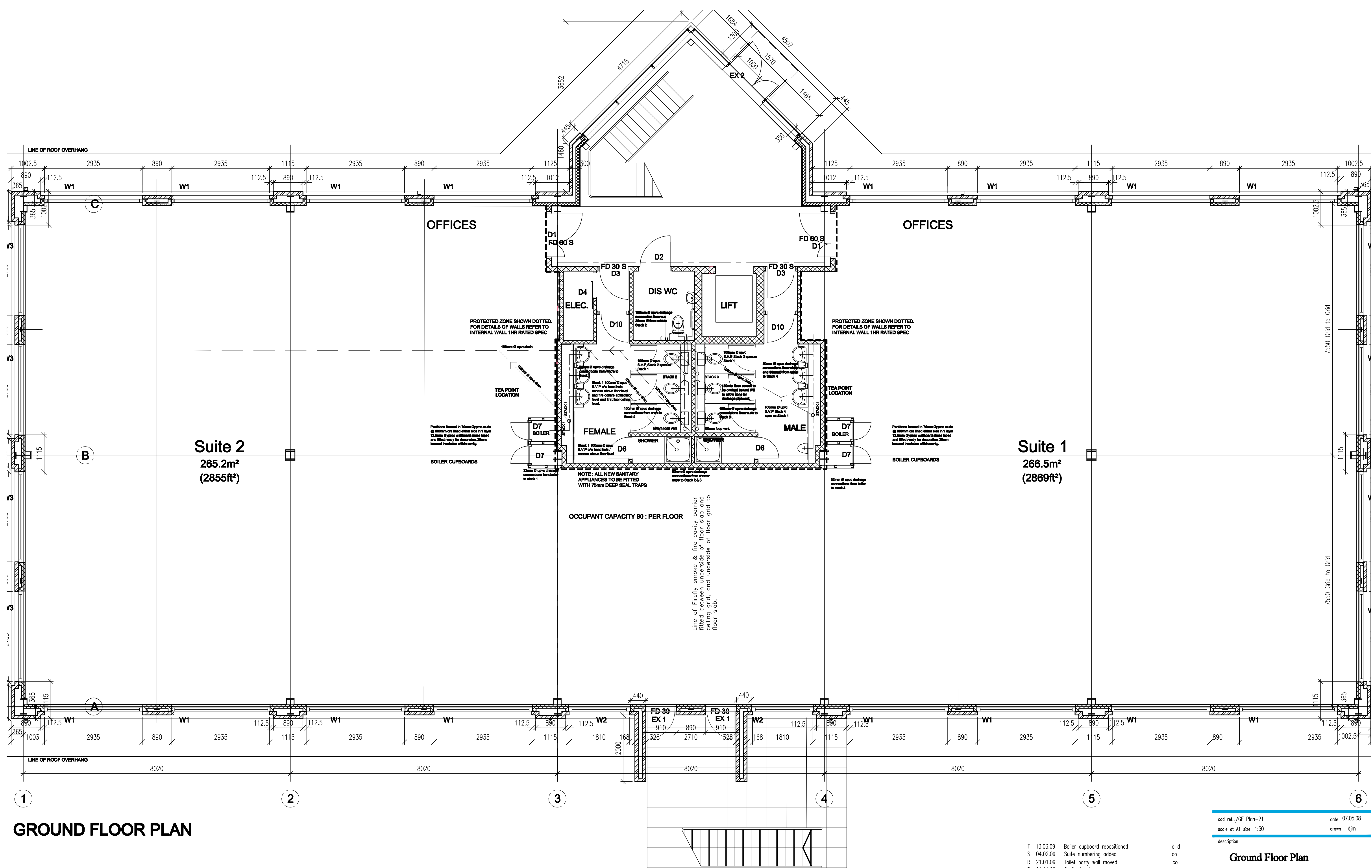
VAT

We are advised the premises is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.





GROUND FLOOR PLAN

SHEILLING HOUSE GLENBERVIE TWO

N	18.11.08	Suite entrance door swings revised	d	d
M	15.09.08	Door references added/toilet dims revised	co	co
L	04.09.08	Brickwork at curtain walling jambs revised	co	co
K	03.09.08	Brickwork at curtain walling jambs revised	co	co
J	27.08.08	Brickwork dimensions to Entrance door added	co	d
H	19.08.08	Brickwork dimensions to Windows updated	d	d
G	05.08.08	Window dimensions rationalised	d	d
F	21.07.08	Boiler housing revised, dims added to escape stair doors	d	d
E	15.07.08	Drainage to showers added	d	d
D	09.07.08	Drainage Stack 2 and 3 relocated	d	d
C	24.06.08	Lift shaft and dis toilet dimensions revised	d	d
B	04.06.08	Subgrid between grids 1&2 + 5&6 amended	djm	co
A	27.05.08	Drainage amended	djm	co

T	13.03.09	Boiler cupboard repositioned	d	d
S	04.02.09	Suite numbering added	co	co
R	21.01.09	Toilet party wall moved	co	co
P	21.11.08	Cavity barrier note	co	co
issue	date	revision	by	
project				
Sheilling House				
Block 2, Plot 4				
Glenbervie Business Park				
Larbert, FK5 4RB				
client				
C & W Assets				

cad ref. /GF Plan-21
scale at A1 size 1:50
date 07.05.08
drawn djm

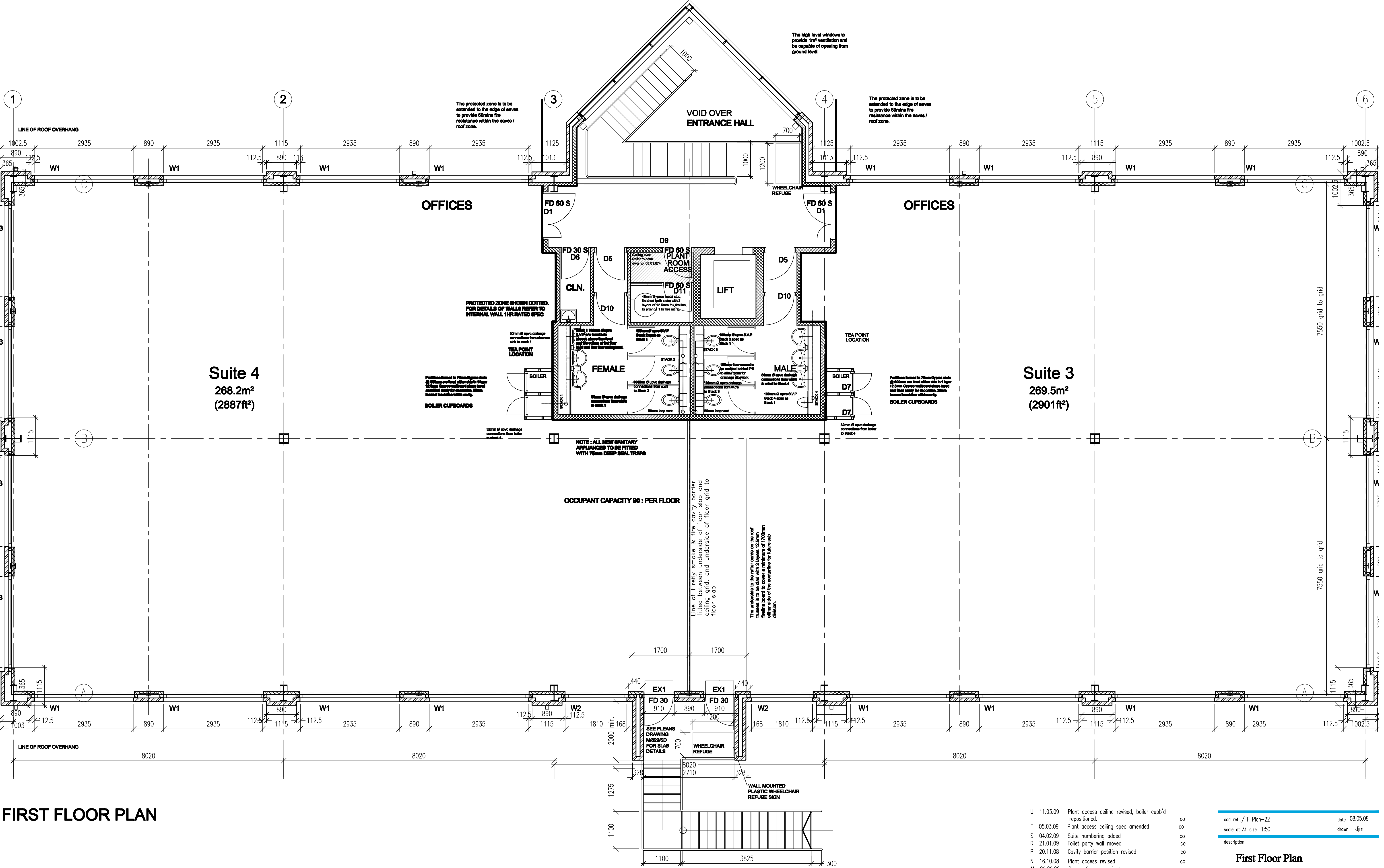
description

Ground Floor Plan

SMART

J. SMART & CO. (CONTRACTORS) PLC.
BUILDING AND CIVIL ENGINEERING CONTRACTORS
28, CRAMOND ROAD SOUTH, EDINBURGH EH4 6AB
tel: 0131 336 2181, fax: 0131 336 4037, e-mail: arch@jsmart.co.uk

drawing No. 08 : 01 : 021
revision T



FIRST FLOOR PLAN

SHEILLING HOUSE
GLENBERVIE TWO

L	15.09.08	Door references added/Toilet dims revised	co
K	04.09.08	Brickwork at curtain walling jambs revised	co
J	03.09.08	Brickwork at curtain walling jambs revised	co
H	19.08.08	Brickwork dimensions to Windows updated	d d
G	13.08.08	As per revision cloud	d d
F	05.08.08	Window dimensions rationalised	d d
E	21.07.08	Boiler housing revised, dims added to escape stair doors	d d
D	11.07.08	Drainage Stack 2 and 3 repositioned again	d d
C	09.07.08	Drainage Stack 2 and 3 relocated	d d
B	04.06.08	Subgrid between grids 1&2 + 5&6 amended	djm
A	27.05.08	Drainage amended	co

U	11.03.09	Plant access ceiling revised, boiler cupb'd repositioned.	co
T	05.03.09	Plant access ceiling spec amended	co
S	04.02.09	Suite numbering added	co
R	21.01.09	Toilet party wall moved	co
P	20.11.08	Cavity barrier position revised	co
N	16.10.08	Plant access revised	co
M	29.09.08	Door reference revised	co
issue date		revision	by
project			
Sheilling House			
Block 2, Plot 4			
Glenbervie Business Park			
Larbert, FK5 4RB			
client			
C & W Assets			

cad ref. /FF Plan-22		date 08.05.08	
scale at A1 size 1:50		drawn djm	
description			
First Floor Plan			
SMART			
J. SMART & CO. (CONTRACTORS) PLC. BUILDING AND CIVIL ENGINEERING CONTRACTORS 28, CRAMOND ROAD SOUTH, EDINBURGH EH4 6AB tel: 0131 336 2181, fax: 0131 336 4037, e-mail: arch@jsmart.co.uk			
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