

# business space rental



## ceteris

PROPERTY PARTICULARS

## FORRESTER LODGE

Inglewood, Alloa, FK10 2HU

Forrester Lodge is an outstanding property set amidst 20 acres of wooded parkland adjacent to our Inglewood House Business Centre which offers extensive meeting and conference facilities.

Designed to a high specification, Forrester Lodge provides flexible office space extending to 12,000 sq ft over two floors, offering a range of individual offices and suites from 574 to 4,000 sq ft.

The quality of finishes, unique design and setting ensures that Forrester Lodge provides a truly exceptional working environment offering a rare combination of accessibility and tranquility.

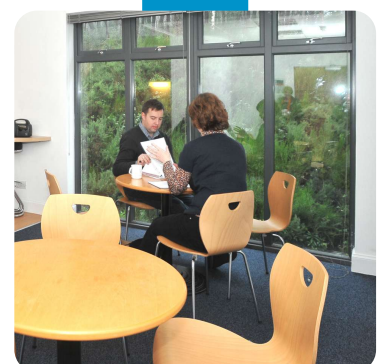
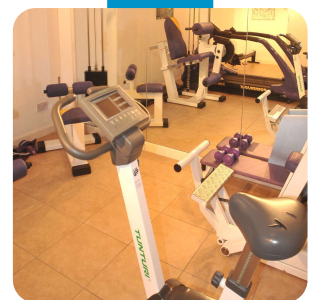
### LOCATION

Forrester Lodge is set within the stunning grounds of Inglewood House amidst 20 acres of woodland park.

Generally located within 15 minutes of the major motorway networks and only 1 mile of Alloa Town Centre and railway. The new rail link, together with the Clackmannanshire Bridge have further enhanced Alloa as a prime business location.

VIEWING & FURTHER INFORMATION  
Angela Ogilvie | Property Operations Director  
Eva Cardiner | Facilities Manager

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## CONFERENCE/MEETING FACILITIES

Conference and meeting facilities are available within Inglewood House where our splendid rooms retain all of their original features and are available to tenants at no additional cost. The Forrester Room, with its sweeping bay window, can easily accommodate 20 people board room style. The Library has stunning views over the Inglewood pond and boasts an impressive marble fireplace. The room is perfectly suited to informal talks, interviews and presentations. The Inglenook Room, the former dining room, has a delightful Inglenook fireplace and can hold up to 12 delegates board room style. TV, OHP and Flipchart in rooms with LCD Projector available to hire. Tea/coffee and lunches can be arranged through reception.



## RENTAL TERMS

Offices are available to let on flexible Tenancy Agreements for a minimum period of 3 months. The offices are let on an all inclusive basis which takes into account:

- Rent
- Heat
- Power
- CCTV
- Car-Parking
- 24 Hour Access
- External Maintenance
- Internal Maintenance
- Light
- Cleaning
- Reception Services
- Meeting Facilities
- Refuse & Recycling Collection
- Buildings Insurance
- Landscaping

## SMALL BUSINESS RATES RELIEF

Clackmannanshire Rates are payable directly to Clackmannanshire Council. If the property is your only non domestic premises within Scotland, then you would qualify for the following discount based on the rateable value:

Value less than £10,000 - 100% | Value from £10,001 - £12,000 - 50% | Value from £12,001 - £18,000 - 25%

VAT, LEGAL FEES, SERVICE CHARGES - All prices quoted are exclusive of VAT. There are no legal fees or service charges.

NOTE - Ceteris has an extensive portfolio of serviced offices, business units and workshops available for rental on variable and flexible terms in the Stirling and Clackmannanshire area. A wide range of support services is available to customers including customisation, telecoms/data, in-house business advisors, conference and meeting facilities.