

1,053 sq.m
(11,335 sq.ft)



TO LET | MAY SELL

WAREHOUSE / OFFICE PREMISES

Unit 2B Dumyat Business Park, Tullibody, Alloa

- Modern warehouse with office space
- Generous yard / parking provision
- Well established business location
- 5 minutes drive from Springkerse Industrial Estate



FK10 2PB



DESCRIPTION

The subjects comprise a modern industrial unit which is of steel framed construction clad externally in insulated panelling.

Vehicular access to the subjects is provided by two electrically operated up and over entrance doors with pedestrian access by means of a glazed pass door.

Internally the subjects provide a main warehouse area together with office accommodation over two storeys which includes a kitchen and male / female wc facilities.

The main warehouse provides a minimum eaves height of 5.2 metres rising to 7.8 metres and benefits from translucent roof panels, sodium light fittings and 3 phase electrical supply.

ACCOMMODATION

We calculate that the subjects extend to the following gross internal areas:

INDUSTRIAL	850 sq.m	(9,146 sq.ft)
OFFICE	203 sq.m	(2,189 sq.ft)
TOTAL	1,053 sq.m	(11,335 sq.ft)

RATEABLE VALUE

Having regard to the Scottish Assessor's website we note that the subjects are entered in the current Valuation Roll at Rateable Value £45,000 with rates payable (2017 / 2018) of approximately £20,970 per annum.

TERMS

The property is available on a new Full Repairing & Insuring basis for a term to be agreed and a rental of £50,000 per annum. Further information on lease terms is available from the joint agents. Our client would also consider selling the premises and offers are invited.

DATE OF ENTRY

The property is available immediately.

LEGAL COSTS

Each party will be responsible for their own legal expenses with any incoming tenant bearing all VAT, land & buildings transaction tax and registration dues.

VAT

All figures quoted are exclusive of any VAT which may be chargeable.

EPC RATING

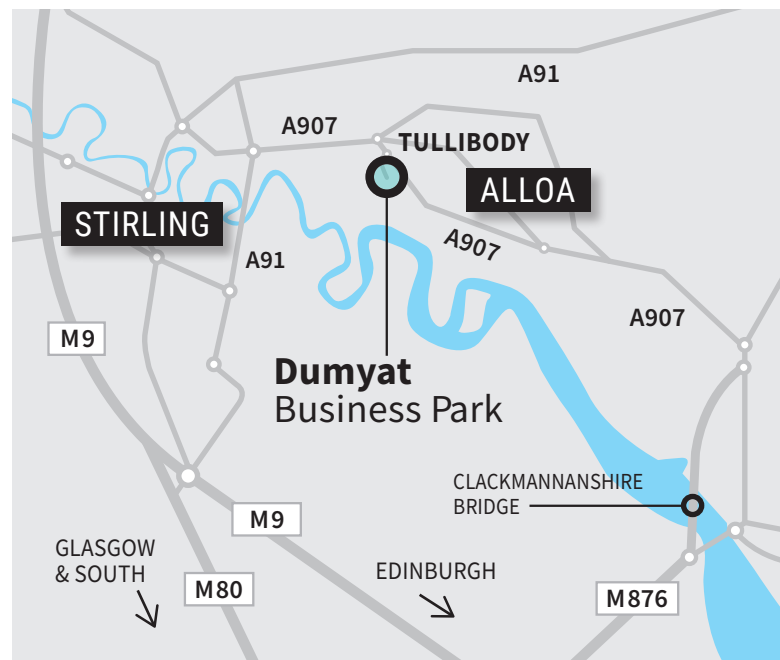
The EPC Rating for the property is C.

LOCATION

The subjects form part of the well established Dumyat Business Park which is situated on the A907 trunk road route approximately 4 miles east of Stirling on the western outskirts of Tullibody.

The park offers excellent road communication links to the Central Scotland motorway network via the M9 while the A907 provides a direct link into Alloa and on into Fife.

Dumyat Business Park provides a range of accommodation for both national and local occupiers including Belhaven Brewers, Hamilton and Brydie, Speyside Cooperage, Alere Technologies and City Plumbing Supplies.



Dumyat Business Park, Tullibody, Alloa FK10 2PB



VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint marketing agents.



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