

# TO LET

## Modern Office Accommodation

Available In Whole Or As Separate Units

Flexible Open Plan Layout

Dedicated Car Parking Spaces

In Close Proximity To Stirling University

Flexible Lease Terms & Tenant Incentives  
Available

Quoting Rent From £10 Per Square Foot

**NIA: 1,154 SqFt - 3,074 SqFt**



FIND ON GOOGLE MAPS



**UNITS AVAILABLE, LOGIE COURT,  
STIRLING UNIVERSITY INNOVATION PARK, STIRLING, FK9 4NF**

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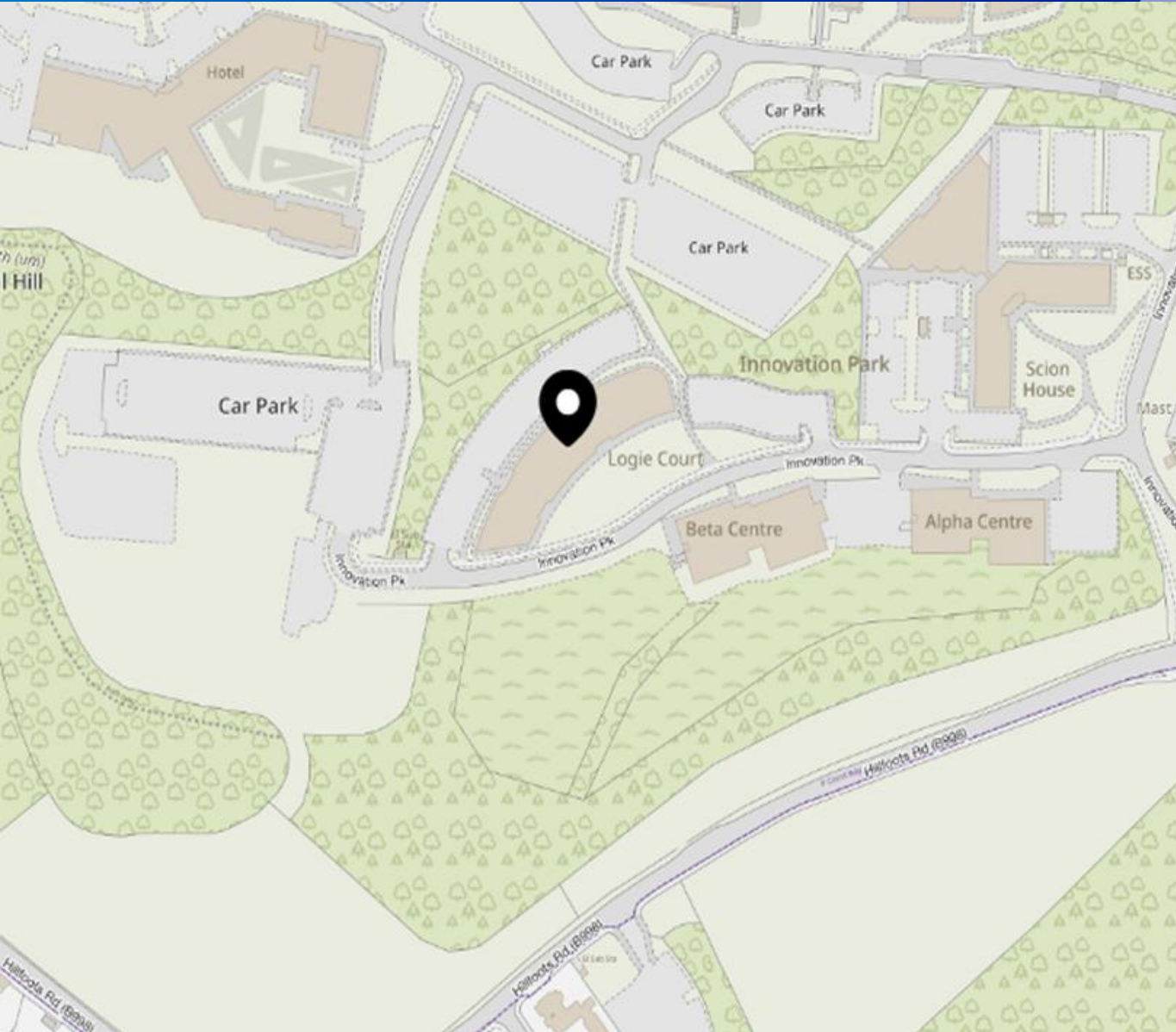






# Location

UNITS AVAILABLE, LOGIE COURT,  
STIRLING UNIVERSITY INNOVATION  
PARK, STIRLING, FK9 4NF

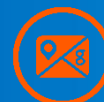


## LOCATION

The subjects are located within the well-known Stirling University Innovation Park, a hub of academic and business collaboration. The Innovation Park is situated approximately 2.4 miles north of Stirling's city centre, at the base of the prestigious Wallace Monument. Surrounding occupiers include both national operators as well as the Stirling University main campus.

Stirling University Innovation Park, benefits from access to both the M80 and M9 Motorways, providing connectivity to major road networks throughout Scotland. Glasgow is approximately 29-miles west, and Edinburgh is approximately 39-miles east. Stirling train and bus stations are also located approximately 2.1 miles to the south. Regular bus services are also available between the campus and the city centre.

Modern Office Accommodation



FIND ON GOOGLE MAPS



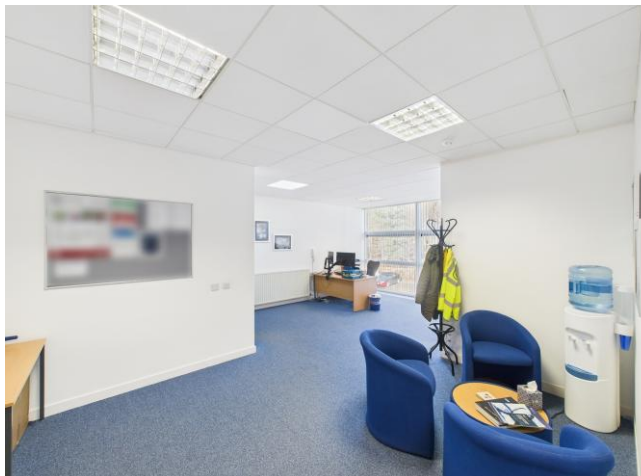
# Description

UNITS AVAILABLE, LOGIE COURT,  
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Unit 1



Unit 3



Unit 3



Unit 3

## DESCRIPTION

The subjects offer a communal reception area situated on the ground floor, which offers convenient access to the stairwell and lift facilities, ensuring ease of navigation for occupants and visitors.

Internally, the suites are laid out as contemporary open-plan office accommodation. The accommodation is fitted to an attractive standard with fitted carpet, plasterboard lined walls and suspended ceilings, with LED lighting installed throughout.

Each floor is equipped with modern amenities to enhance functionality and comfort, including air conditioning and dedicated staff kitchen facilities. Male and female W/C units are also conveniently located on each floor.

## KEY FEATURES

- Secure Door Entry
- Kitchen Facilities
- Car Parking
- Bright Open Space
- Passenger Lift





# Communal Areas

UNITS AVAILABLE, LOGIE COURT,  
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## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Unit 1	107.21	1,154
Unit 3	178.37	1,920
<b>TOTAL</b>	<b>285.58</b>	<b>3,074</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENT

Our client is seeking rental offers of £10 per sq ft per annum, exclusive of VAT.

## SERVICE CHARGE

A service charge for the upkeep & maintenance of the common areas will be applicable. Further details are available on request.

## RATEABLE VALUE

Unit 1 requires a separate assessment from the Scottish Assessors.

Unit 3 is currently entered into the Valuation roll as of 1<sup>st</sup> April 2023 as a Rateable Value of £24,250.

An incoming occupier will have the opportunity to appeal this figure. In addition, rates relief maybe available with further information available upon request.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:

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FK8 2NN



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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