

# TO LET

OFFICE  
ACCOMMODATION

NIA: 88.77 SQM (955  
SQFT)

Located in an Industrial  
Area

Private Parking

Secured Entrance

Ground Floor  
Accommodation

**Rent: £7,500 Per Annum**



**CLICK HERE FOR VIRTUAL TOUR!**



**1 WINCHESTER AVENUE, DENNY, FK6 6QE**

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# Location and Description

**1 WINCHESTER AVENUE,  
DENNY, FK6 6QE**



## LOCATION

The subjects are situated in Denny, which is a well-established town in central Scotland and falls under Falkirk Council. Situated approximately 6 miles West of Falkirk and 7 miles South of Stirling, the town enjoys easy access to the M876 motorway and the broader M9 network, offering swift travel across the central belt.

More specifically, the subjects are situated within Winchester Avenue Industrial Estate, a well-established commercial area.

The surrounding area comprises predominantly residential dwellings, though office accommodation and industrial units can be found within the estate.

## DESCRIPTION

The subjects comprise a well-presented ground floor office unit, situated in a reputable commercial location within Winchester Avenue Industrial Estate in Denny. The property benefits from a secured gated entry and 8 parking spaces.

Located on Winchester Avenue, the site is shared with other occupiers, but all tenants have independent, 24/7 access through a secure entrance.

Internally, the unit provides office accommodation with 4 separate suits, WC and tea prep area.

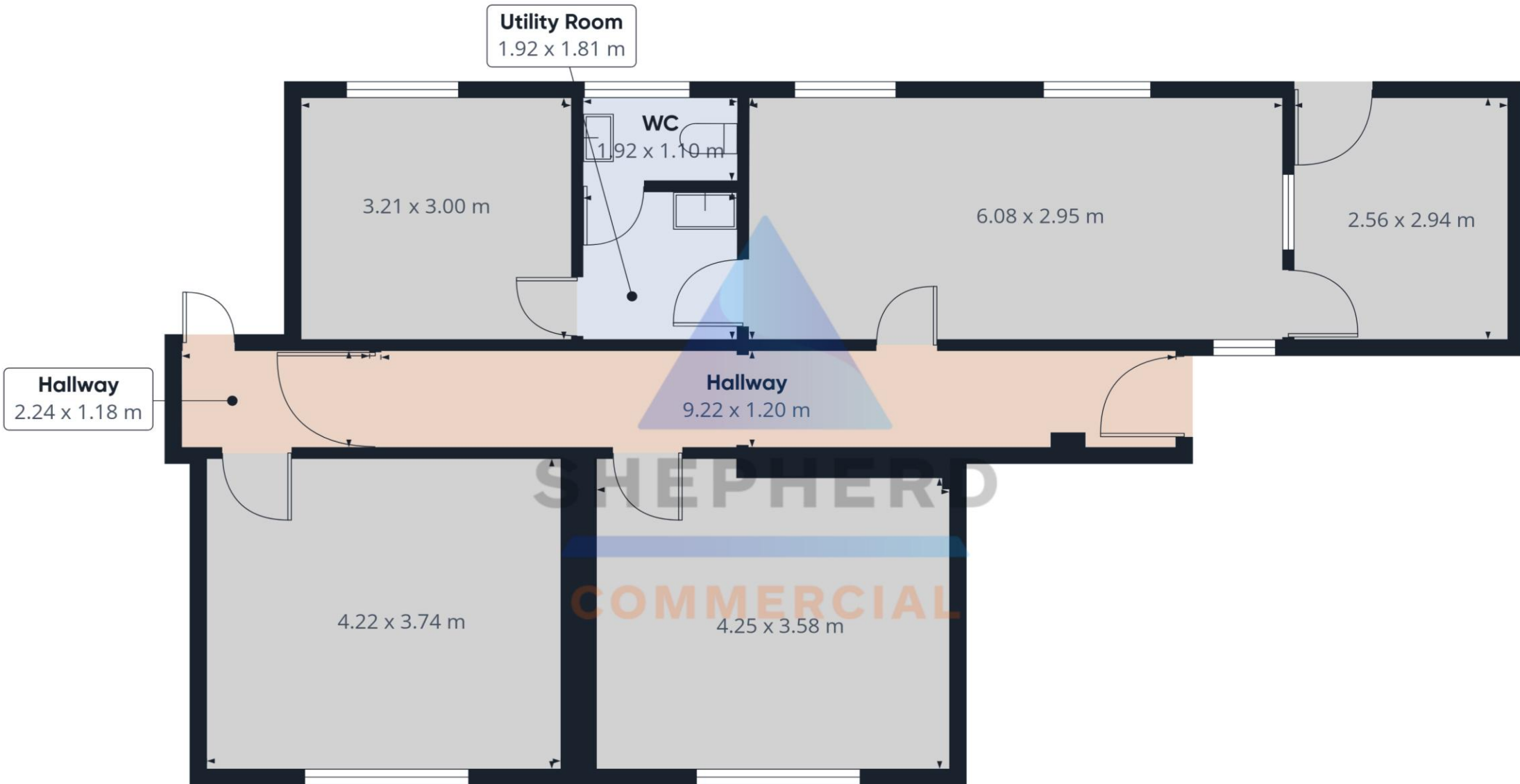


[CLICK HERE FOR LOCATION!](#)



# Floor Plan

1 WINCHESTER AVENUE,  
DENNY, FK6 6QE





# The Detail

1 WINCHESTER AVENUE,  
DENNY, FK6 6QE

## RENTAL

Our client is seeking rental offers of **£7,500 per annum exclusive**.

## PLANNING

We understand that the property has Planning Consent for its existing use, all in Terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available upon request.



## 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.

## VAT

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

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £8,100.

The rate poundage for 2026/2027 is 48.1p to the pound.

As such, incoming occupiers may benefit from 100% rates relief via the Small Business Bonus Scheme.

## ACCOMMODATION

	SqM	SqFt
Ground Floor	88.77	955
<b>TOTAL</b>	<b>88.77</b>	<b>955</b>

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

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. JUNE 2026

## Get in Touch

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



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## 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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