



DUNBLANE BUSINESS PARK

YOUNG ROAD • DUNBLANE • FK15 0NY

FOR SALE, or TO LET

SELF CONTAINED OPEN PLAN OFFICES
FLEXIBLE WORKSPACE FROM:
95.4 SQ M (1,027 SQ FT) TO 8,852 SQ M (95,292 SQ FT)

www.gladman.co.uk/dunblane



PLEASE NOTE THESE ARE INDICATIVE IMAGES ONLY OF A SIMILAR SCHEME



Dunblane Village



Dunblane Hydro



Dunblane Cathedral

DUNBLANE

The historic Cathedral City of Dunblane is situated approximately 6 miles to the north of Stirling, close to the junction with the A9.

Strategically located within central Scotland the area has a catchment of 86,000 people with over 50% of the Scottish population within a 1 hour drive.

Dunblane has proved popular with residents working within the central belt due to its accessibility by road and rail. There are good local services with Tesco and a number of quality retailers on the main High Street, with the nearby Thistles Shopping centre in Stirling providing a further 96 outlets. Leisure facilities within easy reach include Dunblane Leisure Centre, Dunblane Hydro Hotel and the renowned Dunblane New Golf Club. The University of Stirling, situated in Bridge of Allan, also offers an excellent swimming pool, golf course and the Macrobert Arts centre and cinema.

The area is steeped in history with Dunblane Cathedral, Stirling Castle, and the Wallace Monument attracting thousands of visitors a year.

TRAVEL TIMES

Dunblane Business Park is:

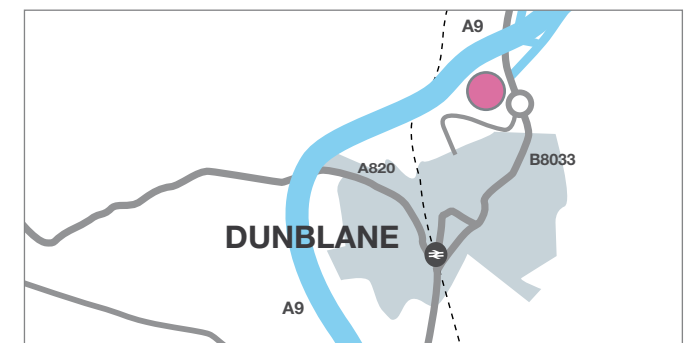
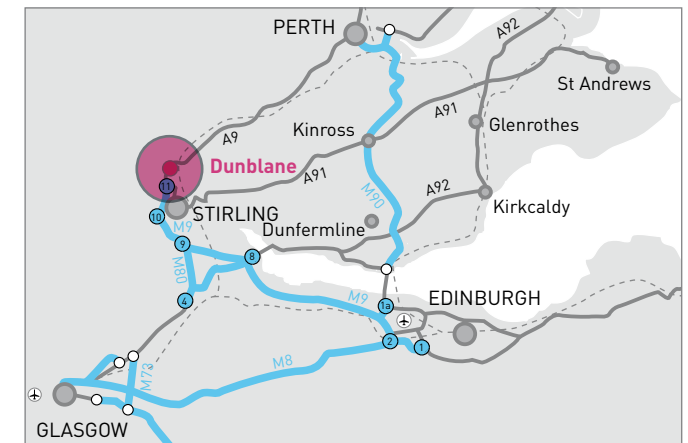
- 1.5 miles from Dunblane Railway Station
- 6 miles from Stirling
- 34 miles from Glasgow
- 27 miles from Perth
- 45 miles from Edinburgh
- 113 miles from Aberdeen

LOCATION

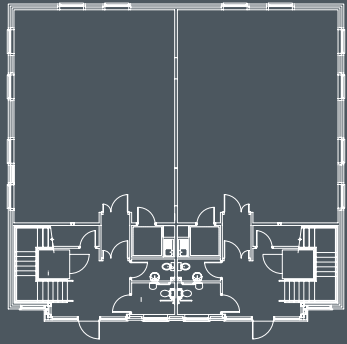
Dunblane Business Park can be accessed directly from the A9 along the B8033 to the north of the town. The entire site extends to 10 acres. Dunblane and Stirling has attracted a range of occupiers including SEPA, Geotechnics, HSBC, Bank of Bermuda and Prudential.

DESCRIPTION

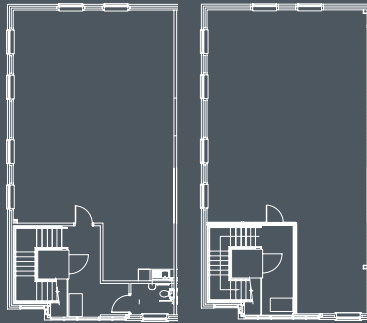
The offices will be constructed in a courtyard formation with a high degree of landscaping, block pavier roads and dedicated car parking.



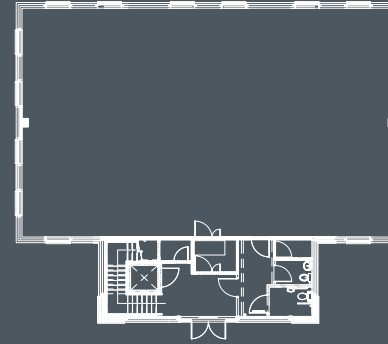
G1/G2 GROUND FLOOR



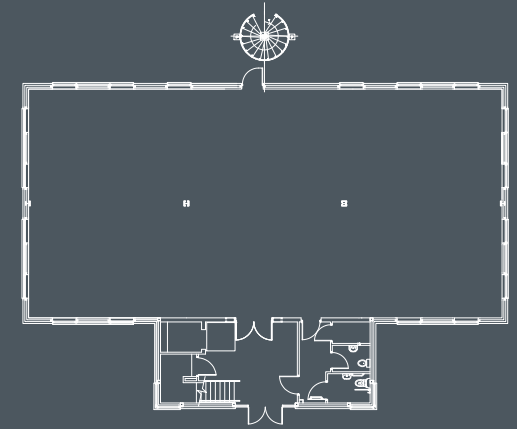
G1 UPPER G2 UPPER



G5 GROUND FLOOR



G10 GROUND FLOOR



FLEXIBLE WORKSPACE FROM:
95.4 SQ M (1,027 SQ FT) TO 8,852 SQ M (95,292 SQ FT)

Building	Building Type	SQ M	SQ FT
Unit 1	G2k	205.5	2,212
Unit 2	G2k	205.5	2,212
Unit 3	G5k	483.37	5,203
Unit 4	G5k	483.37	5,203
Unit 5	G5k	483.37	5,203
Unit 6	G2k	205.5	2,212
Unit 7	G2k	205.5	2,212
Unit 8	G2k	205.5	2,212
Unit 9	G2k	205.5	2,212
Unit 10	G10k	927.7	9,986
Unit 11	G10k	927.7	9,986
Unit 12	G2k	205.5	2,212
Unit 14	G2k	205.5	2,212
Unit 15	G2k	205.5	2,212
Unit 16	G2k	205.5	2,212

Building	Building Type	SQ M	SQ FT
Unit 17	G5k	483.37	5,203
Unit 18	G2k	205.5	2,212
Unit 19	G2k	205.5	2,212
Unit 20	G2k	205.5	2,212
Unit 21	G2k	205.5	2,212
Unit 22a	G1k	95.41	1,027
Unit 22b	G1k	103.68	1,116
Unit 23a	G1k	95.41	1,027
Unit 23b	G1k	103.68	1,116
Unit 24	G2k	205.5	2,212
Unit 25	G2k	205.5	2,212
Unit 26	G2k	205.5	2,212
Unit 27	G2k	205.5	2,212
Unit 28	G5k	483.37	5,203
Unit 29	G5k	483.37	5,203



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SPECIFICATION

The offices afford the following specification:

- Self contained open plan offices
- Disabled WC and WC facilities
- Raised access floors
- Suspended Ceilings
- LG7 compatible lighting
- Platform lifts
- Comfort cooling
- Car parking at a ratio of 1:275 sq ft
- Fully carpeted office and tiled lobbies
- Intruder alarm and tea prep (G1k's & G2k's only)

SERVICE CHARGE

The common areas including car parking, within the park will remain in the ownership of Gladman Estate Management. Each occupier will be responsible for the maintenance of these areas through the payment of a service charge. Indicative costs can be provided on request.

TERMS

The buildings are available to buy or to lease on an FRI basis. Full details can be obtained from the agents.

The Park lies within the designated area for Regional Selective Assistance, tier 3 level. To be eligible applicants must meet a range of qualifying criteria which can be found at www.rsascotland.gov.uk

RATEABLE VALUE

The buildings are still to be assessed. Further information is available from Central Scotland Valuation Joint Board or at www.saa.gov.uk.

LEGALS

Each party will be responsible for their own legal costs.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 the Agents has any authority to make or give any representations or warranty whatever in relation to this property. AUGUST 2008.

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 **GLADMAN**
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Gladman Developments has an excellent track record in the commercial property sector and has developed more than 60 business parks throughout the UK. The Gladman product offers flexibility, quality and is cost effective attracting many blue-chip companies and government agencies.