

Property  
Particulars

**TO LET**

Unit 2 Block 1  
Cooperage Way  
Business Village  
Alloa  
Total 2, 315 sq ft



## Location

Cooperage Way is a prime site location of single storey accommodation.

Centrally located adjacent to the popular e-Centre Business Accommodation, Unit 2 Block 1 is approximately 5 minutes from the Town Centre, Bus Station and Railway Station.

Alloa is centrally located only 15 minutes drive from Stirling town centre and under one hours drive from Edinburgh, Glasgow and Dundee.

## Description

This superb, rarely available corner office accommodation comprises of its own entrance, good-sized open plan reception area with quality laminated flooring, three large offices, 2 small meeting rooms, kitchen and toilet facilities. The office has gas central heating. Telecoms are provided within the property. Good sized windows and glass paneling benefit the unit with excellent natural lighting, giving a bright and airy feel to the property, making a pleasurable working ambience.

The rateable value of the property is £13,700. If you have no other commercial premises within Scotland, you would be able to apply for a discount of 25%, making monthly rates payable to Clackmannanshire Council c£411 for 09/10.

## Terms

The unit is let on a flexible lease term and is inclusive of the following:

- Rent
- External Building Maintenance
- Car Parking
- Car Park Maintenance
- Buildings Insurance
- External Landscaping
- 24 Hour CCTV
- Telecoms

For further information please contact:

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