

Serviced Office Space UK

Alloa FK10 3LP



Only eight miles from Stirling, this major new development comprising of offices and business units to let in a landscaped setting lies adjacent to the Alloa Business Park. With an address harking back to Alloa's famous brewing and malt distilling past, these modern single storey business units for let are sub-divided into 2,000 sq ft, 4,000 sq ft, 6,000 sq ft and 8,000 sq ft units and can be configured to tenant's requirements. Well served by local amenities, (there is even a bus stop just outside the entrance), you'll find both a nursery and primary school within five minutes' drive, and Asda is little more than a leisurely 10-minute lunchtime walk for those times when you need to pick-up household essentials. Alloa is a vibrant college town, the administrative centre of Clackmannanshire Council and the region's main shopping centre. The student body at Forth Valley College's Alloa Campus is mostly made up of business students whilst a range of supermarkets, niche start-ups and a traditional high street offers an unusual mix of choice, value and adventure! Alloa is centrally located, providing easy access to the central Scotland motorway network of M876, M9 and M80 via the Clackmannanshire Bridge. Indeed Glasgow city centre is only 32 miles from Cooperage Way whilst Edinburgh Airport is only 29 miles. Accessibility has been further enhanced with the re-opening of Alloa Train Station providing regular train links to Stirling (only nine minutes per journey), Perth, Glasgow and Edinburgh.

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, two small meeting rooms, kitchen and toilet facilities. The office has gas central heating and telecoms are provided within the property. Good sized windows/glass panelling benefit the unit with excellent natural lighting, giving a bright and airy feel to the property, making a pleasurable working ambience. Ideally placed corner unit, 10 minutes from Alloa town centre. Lease terms are highly flexible and are offered on the short or long term. Charges include rent, external building, ground maintenance, CCTV and buildings insurance. Tenants are responsible for rates, electricity and gas charges. All units have offices, toilets, gas, three-phase power and gas central heating.

transport links

Underground	N/A
Train Station	Alloa
Road Link	N/A
Airport	Cumbernauld Airport

Leased Spaces

- **Total Size** : 2315 sq ft