

**Investment Sale**  
**Modern Open Plan Office Building**  
**Euro House, Wellgreen Place,**  
**Stirling, FK8 2DJ**

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## INVESTMENT SUMMARY

OFFERS IN EXCESS OF £1.1 MILLION  
REFLECTING A NET INITIAL YIELD OF 9.43%

(Allowing for purchaser's costs, in the normal manner)

- Heritable interest (Scottish equivalent of English Freehold).
- Leased to Integrated Graphene Services Ltd until October 2029.
- Dedicated car parking for 13 cars.
- Adjacent to Stirling City Centre.



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**Location**

Stirling is situated in Central Scotland, providing excellent access to Edinburgh, Glasgow and Scotland's other main cities and towns.

The city is home to a wide range of public and private sector organisations including Prudential, Barbour European, Association of Scottish Colleges, SEPA, Scottish Institute of Sport and Volunteer Development Scotland.

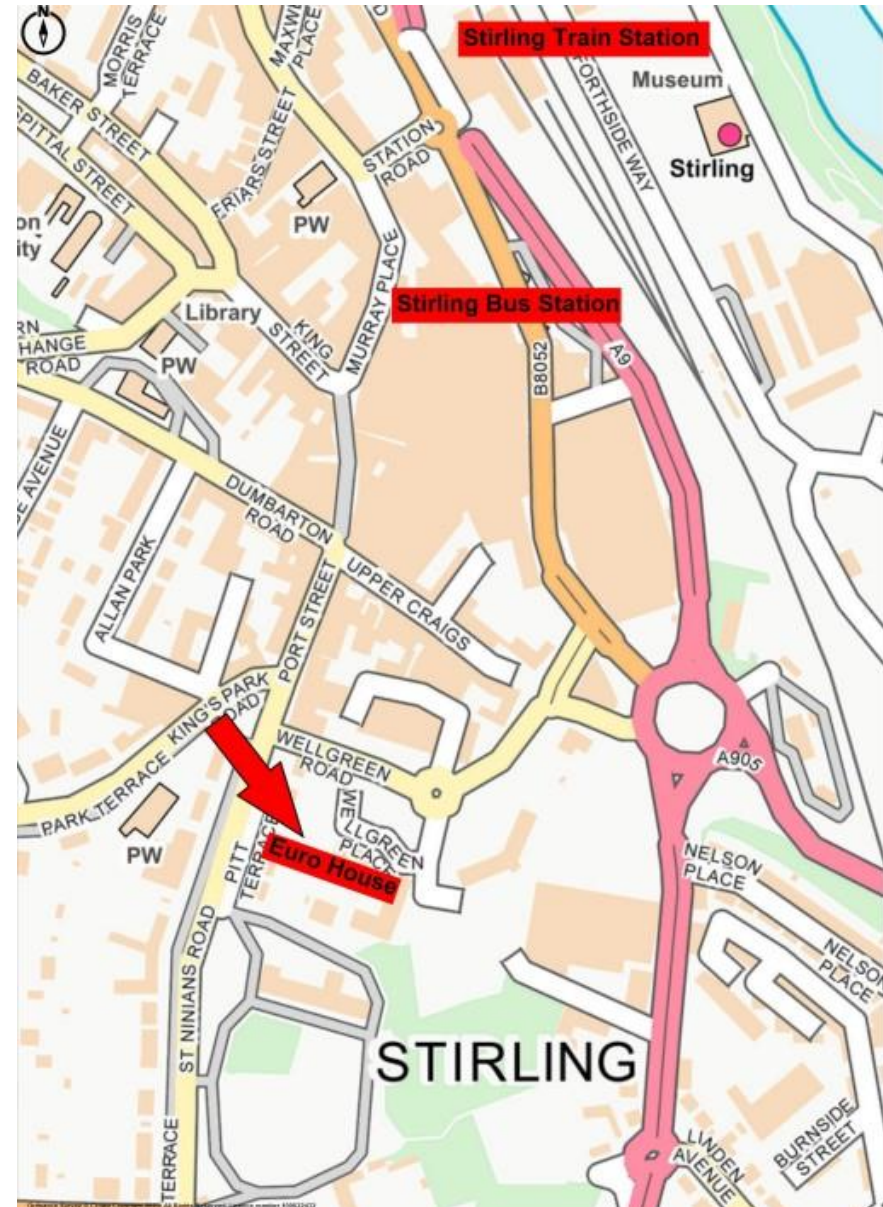
Euro House is located adjacent to the Wellgreen roundabout, in close proximity to the city centre, The Thistles Shopping Centre, railway and bus stations are within walking distance.

**Description**

The subjects comprise a modern three storey office building, set within landscaped grounds of blockwork construction under a pitched and tiled roof.

All floors are serviced by a passenger lift, internally the premises are fitted out to a good standard incorporating laboratory and office accommodation.

There is dedicated parking on site for 13 cars.



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### Floor Area

Ground Floor	289.48 sq m	3,116 sq ft
First Floor	320.05 sq m	3,445 sq ft
Second Floor	320.05 sq m	3,445 sq ft
Total	<b>929.58 sq m</b>	<b>10,006 sq ft</b>

### Tenancy

The subjects are leased in their entirety to Integrated Graphene Services Ltd under a full repairing and insuring lease expiring at 31/10/2029, at a passing rent of £110,000pa. Rent is subject to one further review at 1st November 2027.

### EPC

A copy can be made available on request.

### Rating

The total Rateable Value is as follows.

Rateable Value £81,400  
Commercial Rate Poundage £0.498  
(Exclusive of water and sewerage costs)

### VAT

The property has been elected for VAT and VAT will be payable on the purchase price. We anticipate the transaction can be treated as a TOGC (Transfer of Going Concern).

### Tenure

Heritable (Scottish equivalent of English Freehold).

### Proposal

Offers in excess of **£1.1m** are invited for the heritable interest reflecting a Net Initial Yield of **9.43%** allowing for standard purchaser's costs.

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