

FOR SALE  
EXTENSIVE OFFICE BUILDING



**Wolfcraig**  
Dumbarton Road, Stirling, FK8 2LQ

- > **Potential Redevelopment Opportunity (subject to consents)**
- > **Located in Heart of Stirling City Centre**
- > **Extends to Approximately 1,666 sq.m (17,932 sq.ft)**
- > **Category C listed Building with Frontages onto Dumbarton Road and Port Street**
- > **Offers invited**

#### LOCATION

Stirling is widely regarded as one of Scotland's busiest and most popular business and tourist locations. The city benefits from a central location in the heart of Scotland and allows easy access by road and rail to all major business centres throughout the country. Junction 10 of the M9 motorway is a short drive from the City Centre, which allows commuters to take full advantage of excellent transport links and arterial routes throughout Central Scotland, with both Edinburgh and Glasgow within approximately 40 minutes drive.

Stirling has a resident population of approximately 45,000 persons and a wider catchment of around 91,000 in the Stirling Council area. 5% of Scotland's population live within a one hour drive from Stirling, increasing to 80% within two hours.

The building is located in the heart of Stirling City Centre, in a prominent location on Dumbarton Road. The immediate area comprises an extensive range of retail and leisure amenities, with the Thistles Shopping Centre less than a minutes walk from the subjects. There is also an extensive range of residential and student accommodation within the immediate vicinity.

The ordnance survey extracts, which are for identification purposes only, show the location of the subjects.



**Drawing Title:**  
**Wolfcratg Building**  
**Ground Floor**

**Scale:** 1:200

**Corporate Services,  
 Stirling Council,  
 Stirling Road, Stirling,  
 FK8 2BT,  
 Tel: 01793 455555  
 Fax: 01793 455555**

**Stirling Council**

**GROUND FLOOR PLAN**

[illegible][illegible]

Drawing Title

# Woolfraig Building 3rd Floor

Scale 1:150

Corporate Services,  
Glasgow Council,  
West End Buildings,  
Glasgow,  
G1 3JL  
The City Centre  
For Further Access

Glasgow  
Council

**Drawing Title:** Wofferaig Building  
4th Floor

**Corporate Services,  
Surrey Council  
Market and Buildings  
Surrey  
PO16 2ST  
Tel: 01753 622233  
Fax: 01753 622233**

**Scale 1:150**

## DESCRIPTION

The subjects comprise a mix of class 1A (retail and professional services) and class 4 (office) use, over part ground floor, first, second and attic floors of a mid-terraced sandstone building and extend into the part ground floor, first, second, third and attic floors of a red-brick building with return elevations onto Dumbarton Road and Port Street.

There are two entrances and reception area on the ground floors of both sections of the building, accessed off Dumbarton Road. Access to the upper floors via internal stairwells and the building benefits from a passenger lift, which provides access to all levels, with exception of the attic floor.

The upper floors are partitioned to create individual offices and meeting rooms and there are WC and kitchen facilities on each floor.

The Wolfcraig Building has, until recently been occupied by Stirling Council.

## ACCOMMODATION

The floor plans below show the current layout and approximate floor areas of the subjects. We would summarise the floor areas as follows:

Floor	Sq.M.	Sq.Ft
Ground	146.3	1,574
First	390.3	4,201
Second	467.7	5,034
Third	446.9	4,810
Attic	214.8	2,312
<b>Total (Gross Internal Area)</b>	<b>1,666</b>	<b>17,932</b>

## PRICE:

Offers are being invited for the benefit of our client's heritable interest in the subjects.

## CLOSING DATE

A closing date for offers will be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and, in setting a closing date, are not bound to accept the highest or indeed any offer received.

## VAT:

All prices, rents, premiums etc are quoted exclusive of VAT (if applicable).

## EPC:

An EPC has been undertaken as is available on request from the agents.

## CONTACT

To discuss any aspect of the property or disposal process, please contact the selling agents.



For any queries or to arrange a viewing, please contact —



**Andrew Peel**  
Property Agent  
Tel: 07803 896976  
Email: Andrew.Peel@g-s.co.uk



**Conal Philliben**  
Property Agent  
Tel : 07771 528 190  
Email : Conal.Philliben@g-s.co.uk

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: September 2024