

**FOR SALE (WHOLE) OR TO LET (WHOLE OR IN PART)**

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**SECURE WAREHOUSE/DEVELOPMENT OPPORTUNITY**

**UP TO 67,209 SQ FT (6,242 SQ M) APPROX  
SITE AREA 4.5 ACRES (1.8 HA) APPROX**



**CRAWFORD PLACE  
MILNATHORT, KY13 9XL**



## DESCRIPTION

The subjects comprise a secure site with expansion land. There are 3 connecting warehouses with a range of eaves heights from 2.5m – 6.6m.

The facility is fully serviced and benefits from associated offices and staff welfare.

**Accommodation:**

	SQ FT	SQ M	Approx Eaves.
<b>Building A</b>	36,875	3,424	6.6 m
<b>Building B</b>	15,953	1,482	5.5 m
<b>Building C</b>	14,381	1,336	2.56 m
<b>Total</b>	67,209	6,242	

We understand the site area extends to approx 4.5 ac/ 1.8 ha.

## LOCATION

The site is situated strategically between Junction 6 (Southbound) & 7 (Northbound) of the M90 on the outskirts of Milnathort. The town of Kinross is situated close by.

## DRIVE TIMES

<b>Alloa</b>	18-19 miles	c35 mins via A91 or A977
<b>Perth</b>	16 miles	21 mins via M90
<b>Edinburgh</b>	28 miles	51 mins via A90/M90

## TENURE/PRICE/ RENTAL

The subjects are available For Sale (whole) or To Let (whole or parts)

Price/rental on application.

## DEVELOPMENT OPPORTUNITY

The site also offers redevelopment opportunity for various uses subject to planning.

Further information on planning is available via the development team at Perth and Kinross Council [developmentmanagement@pkc.gov.uk](mailto:developmentmanagement@pkc.gov.uk)

## ENTRY

Available now.

## RATES

Subject to reassessment.

## SERVICE CHARGE

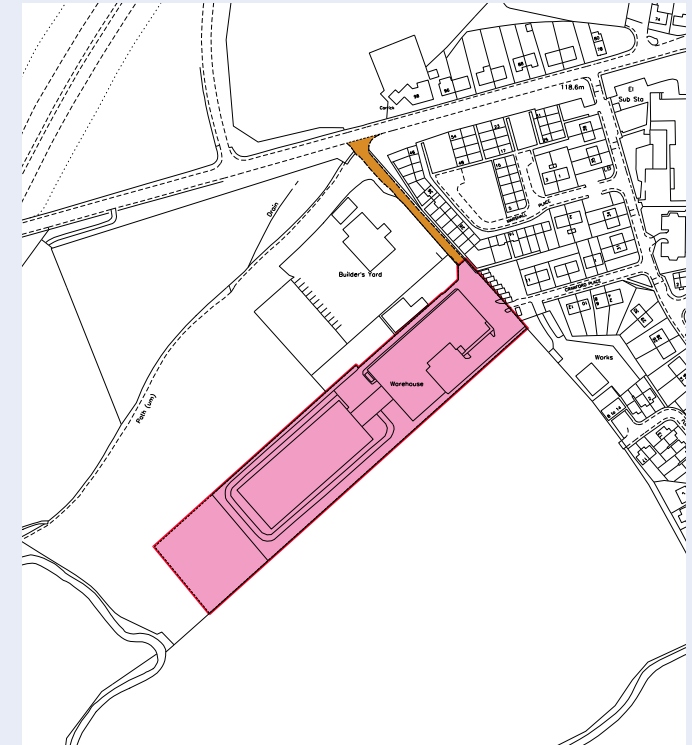
Stand-alone property with no management charges at present.

## EPC

An EPC exists for those elements of the property which are not exempt. Building A is currently not conditioned by heating and is considered exempt from EPC regulations in its current state.

## VAT

All prices, rents, service charges will be subject to VAT.





## FURTHER INFORMATION & VIEWING

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