



Galbraith

TO LET

INDUSTRIAL UNITS AND SECURE YARD SPACE

Flexible space ranging from 2,000 sq ft to 35,000 sq ft

OPPORTUNITY FOR SUB-DIVISION

Prestonhall Depot

Prestonhall Industrial Estate
Cupar, Fife KY15 4RD

galbraithgroup.com

01786 434 600

AERIAL KEY

1. East of Scotland Growers
2. Travis Perkins
3. Fishers
4. Pentland Landrover
5. Fife Mitsubishi
6. Reekie Limited



KEY FEATURES

- Substantial Industrial building available as a whole or as smaller units
- Central location within Fife with excellent road links nearby
- Office accommodation available with industrial space.
- Attractive and flexible lease terms
- Secure yard with 24 hour access

LOCATION

Cupar is a former market town in north east Fife having a resident population of around 9,000 but also serves as a centre for a much larger rural catchment.

The town lies approximately 15 miles north east of Glenrothes, the main administrative and commercial centre for the area, while the historic University town of St Andrews is 9 miles to the east. The cities of Perth and Dundee are within convenient travelling distance while the town also benefits from a mainline railway station, together with good road links which provide easy access to the Central Scotland motorway network.

Prestonhall Industrial Estate lies off the south side of the A91 linking Cupar to St Andrews and Dundee, with access taken from the inner Estate roads. Surrounding properties are in mixed commercial and quasi retail use with a number of trade counter operations and car showrooms nearby occupiers include Plumb Centre, Travis Perkins, Fishers and Howdens.

DESCRIPTION

The subjects comprise a substantial industrial/warehouse building with associated office accommodation.

The building is of steel portal frame construction, with box profile metal sheeting to the external walls and roof. The subjects have 12 roller shutter doors measuring 4m wide by 5m high along the length of the building. Furthermore the warehouse benefits from loading facilities and an open canopy over the loading yard.

Office Accommodation is located along the length of the western elevation of the building and includes cellular and open plan office space, storage, kitchen facilities, changing rooms, shower facilities and W.C's. The warehouse units at the northern end of the building have mezzanine floors above the office space.

The building is currently divided into three units, however, the whole building was previously occupied by Fife Council. There is scope for the building to be leased as a whole or subdivided to form 2,000 sq ft, 4,000 sq ft and 8,000 sq ft units.

The entrance to the site is in the northwest corner with a vehicle barrier and security gates. The yard area is located to the east of the building and is laid to tarmac and concrete and enclosed by wire mesh security fencing.

Extensive car parking is located to the west of the building.

Approximately 4 acres of level open storage space within a shared yard area, which is laid to a mix of tarmac and hardcore, is available with the workshop. Additional yard space may be available subject to further negotiation.

The site benefits from a walled boundary and security gate.



ACCOMMODATION

The workshop provides the following approximate accommodation:

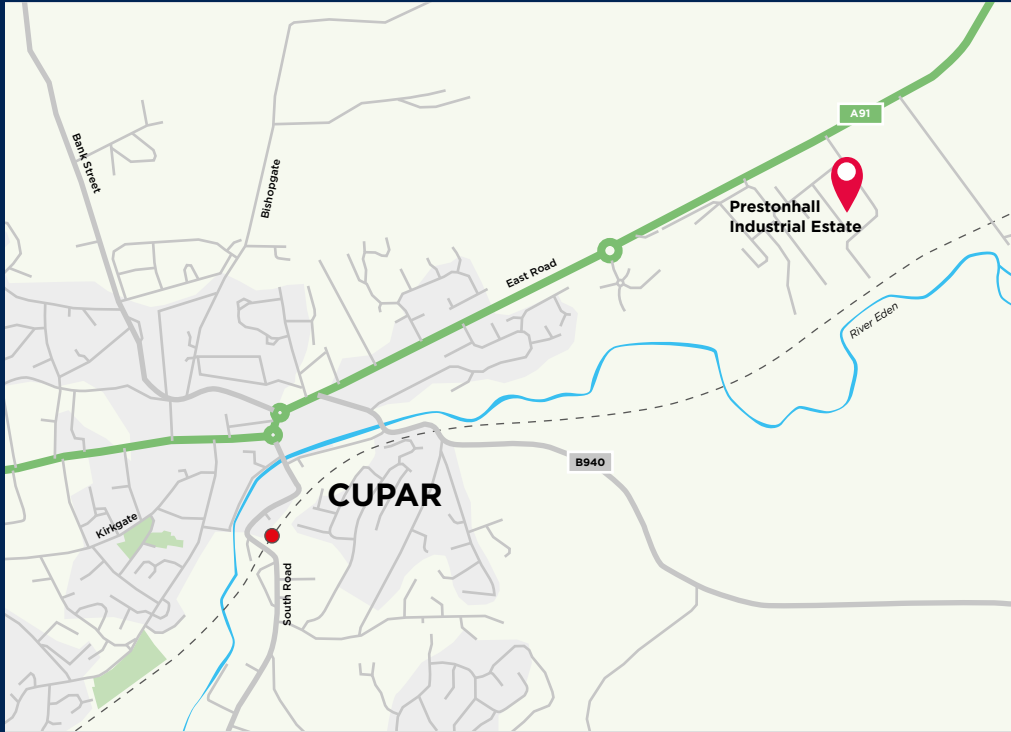
ACCOMMODATION	SQ M	SQ FT
Warehouse	2,436	26,221
Office	765	8,234
Total	3,228	34,746

USE

Use classes 4, 5 & 6 are noted to be acceptable with the whole Estate designated for employment use.

AERIAL SITE VIEW





LEASE TERMS

The subjects are available on full repairing and insuring terms to be agreed.

SERVICE CHARGE

A small charge has yet to be assessed for a share of the maintenance and servicing of the common parts. Further details are available on request.

RATES

The subjects have a rateable value of £153,500. The current rate poundage is 51.6p for properties with a rateable value in excess of £51,000.

Any units created by sub-division of the building will require to be assessed upon occupation.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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EPC

The subjects have an EPC rating of D. A copy of the EPC is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the ingoing tenant will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

VAT

All figures are quoted exclusive of VAT.

ENTRY

To be mutually agreed.

FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

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