

**TO LET**  
OFFICE

**Galbraith**

- Flexible cellular office accommodation
- Located in attractive grounds
- Dedicated car parking to the front of the property
- Net Internal Floor Area of approximately 3,300 sq.ft (307 sq.m)

## ELMWOOD HOUSE

CARSLOGIE ROAD, CUPAR

FIFE, KY15 4JB



## LOCATION

Cupar is a former market town in north east Fife having a resident population of around 9,000. Cupar lies approximately 15 miles north east from Glenrothes, the main administrative and commercial centre for Fife, while the historic university town of St Andrews is approximately 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 providing easy access to the Central Scotland motorway network.

The subjects are located on the western boundary of the SRUC Elmwood Campus on Carslogie Road, to the west of Cupar town centre.

## DESCRIPTION

The subjects comprise a traditional detached stone built property with a pitched slate roof set within attractive grounds. Internally, the property provides cellular office accommodation over two floors. Externally, the subjects benefit from dedicated car parking to the south with shared overflow car park to the west and north.

## LEASE TERMS

The subjects are available on full repairing and insuring terms to be agreed with incentives available on negotiation. The letting of smaller suites within the building may be considered.

## RENT

Our client is seeking rental offers in the region of £35,000 per annum.

## RATES

The subjects are currently included in a wider entry on the 2017 Valuation Roll and require to be reassessed in terms of business rates.

## EPC

The unit has been given an EPC rating of D. A copy of the EPC will be made available as required.

## LEGAL COSTS

Each Party will be responsible for their own legal costs incurred and the incoming tenant will be responsible for stamp duty land tax, administration dues etc.

## VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

## ENTRY

To be mutually agreed.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents:

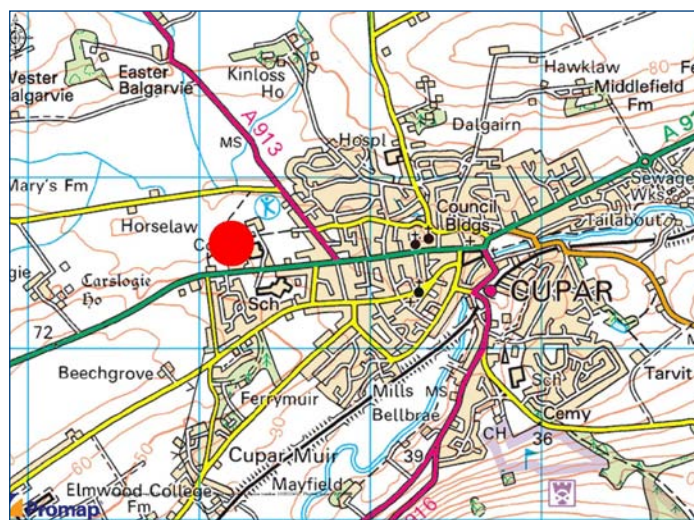
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