

250 BROAD STREET

COWDENBEATH, KY4 8JE



Former Bus Depot - Industrial warehouse, ancillary office building & substantial yard space available for sale in Cowdenbeath, Scotland.

INDUSTRIAL - FOR SALE

25,294 SQ FT

(2,350 SQ M)

- Close proximity to Cowdenbeath town centre
- Easy access to A92 & M90
- 6 large roller shutter doors
- Eaves height 4.8 - 5.5 m
- May be suitable for alternative uses (subject to planning permission)

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OVERVIEW

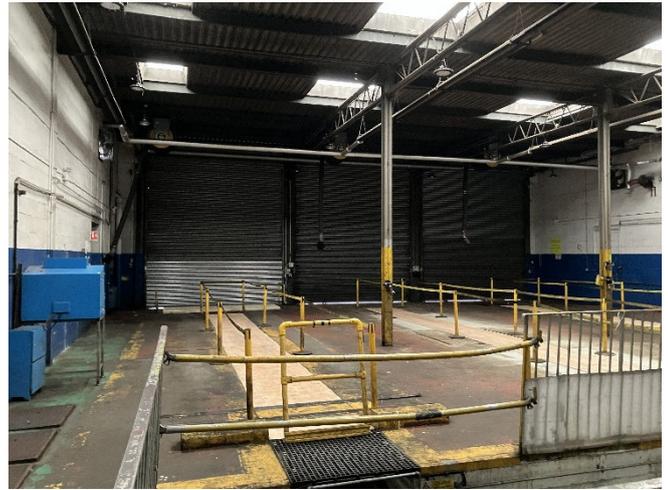
GIA total	25,294 sq ft
Site Area	0.83 ha (2.06 ac)
GIA Warehouse	22,856 sq ft
GIA Office	2,438 sq ft
Price	On application
EPC Rating - Warehouse	C (39)
EPC Rating - Office	D (49)
Rateable Value	£62,750 (£31,249.50 payable)



DESCRIPTION

The property was formerly used as a bus depot, with a warehouse alongside a detached building providing office accommodation and staff facilities. The property benefits from a generous concrete yard area, offering c.28% site coverage. The yard surrounds the warehouse and there is a dedicated access road connecting to Broad Street.

The warehouse is constructed with brick, rendered and metal-clad elevations, beneath a pitched steel-truss roof finished with metal cladding and translucent skylights. Internally, the warehouse has a concrete floor and includes vehicle inspection pits. It is sub-divided into three main workshop areas extending to approximately 17,603 sq ft in total, alongside circa 5,253 sq ft of adjoining storage and staff areas. There are 6 large steel roller shutter doors and the eaves height ranges from 4.8 – 5.5 metres. There is also a 2,438 sq ft detached single storey office/staff building constructed with brick rendered walls.



LOCATION

Cowdenbeath is a former coal-mining town located in West Fife, approximately 7 miles north east of Dunfermline, 9 miles west of Kirkcaldy, 21 miles north west of Edinburgh and 54 miles north east of Glasgow.

The property is located on a prominent position on Broad Street, a key arterial route into Cowdenbeath town centre from the south. The local area is primarily residential in character, although there are several industrial estates in the surrounding area such as Woodend c.0.5 miles to the south; Gateside c.0.7 miles to the north west and Glenfield c.1.8 miles to the north east. The property benefits from excellent road connections being close to the A92 dual carriageway, the main trunk road through Fife linking Dunfermline in the south west with Kirkcaldy, Glenrothes and beyond to Dundee in the north east. The A92 also links to the M90 at Dunfermline, providing connecting roads to Edinburgh to the south as well as Dundee and Aberdeen to the north. The property is located approximately 0.7 miles south west of Cowdenbeath town centre.

Nearby commercial occupiers include Screwfix, AJ Auctions, Masons Mortar and CR Smith.

Due to the proximity to a residential area, the property may be suitable for alternative uses, subject to planning permission.

VIEWING & FURTHER INFORMATION

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