



Unit 4 Prestonhall Depot, Cupar, KY15 4RD
INDUSTRIAL / WAREHOUSE ACCOMMODATION

Tenure	To Let
Available Size	4,700 sq ft / 436.64 sq m
Rent	Rent on application
Rates Payable	£16,932 per annum
Rateable Value	£34,000
EPC Rating	Upon enquiry

Key Points

- LAST REMAINING UNIT
- EASY ACCESS TO MOTORWAY NETWORK
- FRESH START RATES RELIEF AVAILABLE
- ESTABLISHED COMMERCIAL LOCATION
- FLEXIBLE TERMS

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Description

The subjects comprise a substantial industrial/warehouse building with associated office accommodation, recently sub-divided to provide 7 units ranging from 3,140 sq ft up to 12,780 sq ft. The building is of steel portal frame construction, with profile metal sheeting to the external walls and roof.

Unit 4 provides an open plan warehouse with office and WC facilities to the rear, and benefit from electric roller shutter door access, a minimum eaves height of 6 metres, and loading facilities / open canopy area over the loading yard.

Extensive car parking is located to the west of the building with approximately 4.0 acres of level open storage space within a shared yard area.

Location

Cupar is a former market town in north east Fife which lies approximately 15 miles north east of Glenrothes and 9 miles west of St Andrews. Perth and Dundee are both within 25 minutes drive time 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 use with a number of trade counter and car showrooms occupiers nearby including Plumb Centre, Travis Perkins, Fishers and Howdens.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

Unit 4 - 437 sq m (4,700 sq ft)

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rental to be negotiated.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Rateable Value

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Warehouse - £34,000

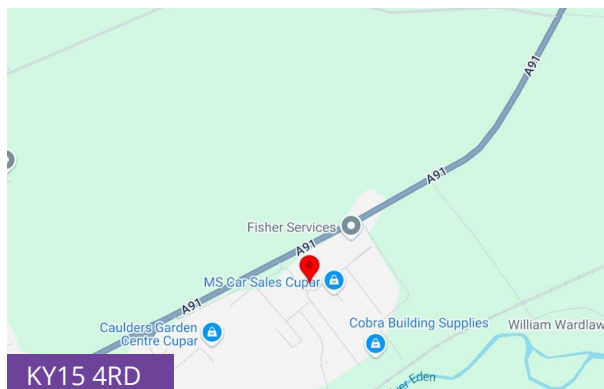
Fresh Start Rates Relief available - 100% business rates discount for occupiers in first year of the lease.

Service Charge

A service charge will be applicable for the maintenance of the communal areas.

Entry

The premises are available from April 2025.



Viewing & Further Information



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Viewing

Westport Property will be pleased to arrange and accompany all viewing requests.