

# NURSERY DEVELOPMENT



## TO LET

### 80 PLACE CHILDREN'S NURSERY



**ST DAVID'S DRIVE, ST DAVID'S BUSINESS PARK,  
DALGETY BAY**

Andrew Reilly Associates Ltd  
31 Rutland Square, Edinburgh,  
EH1 2BW

**0131 229 9885**

**LOCATION:**

Dalgety Bay, with a population in excess of 10,000 people, is located approximately 7 miles southeast of Dunfermline and 15 miles north of Edinburgh. The town benefits from excellent infrastructure, lying 3 miles east of the M90 motorway which thereafter provides good access to the Queensferry Crossing and wider Scottish motorway to the south and Perth to the north. In addition, Dalgety Bay is connected to the Edinburgh to Aberdeen rail line and as such is a popular residential location for commuters.

The proposed nursery development is situated within St David’s Business Park, immediately adjacent to Donnibristle and Hillend industrial parks which include occupiers such as BAE Systems, Ingenico, Rolls Royce and Heil Europe. Both Hillend and Donnibristle industrial areas have undergone redevelopment over the last few years with Barratt Homes most recently developing out a residential development on the former OCLI site on the northwest corner of the estate. Additionally, major redevelopment through the Asda superstore and Dobbie’s, which are immediately facing the west frontage of the subject premises, has taken place. Further development is presently underway immediately opposite the site at the entrance to Donnibristle, the development will provide on completion a new store for Aldi, together with various mixed uses including Screwfix, Costa, Greggs, Dominos, Vets4Pets and Mihaus. The ongoing development activity highlighting the attractiveness of the locality. Further the site is within a 5 minute walk to the railway station.

The entire environment is now very much a mixed use occupier belt with St David’s Business Park incorporating business space, restaurant, petrol filling service station and health and leisure facilities, together with the retail occupiers including the Asda retail store, Aldi and various other commercial outlets.

**DESCRIPTION:**

Detailed planning permission has now been granted for a new children’s day care nursery to be created within the grounds of St David’s House. The facility will provide a minimum of 80 placements and it is proposed that it will be available on a turnkey basis to an ingoing occupier. Car parking provision has also been incorporated within the plans.

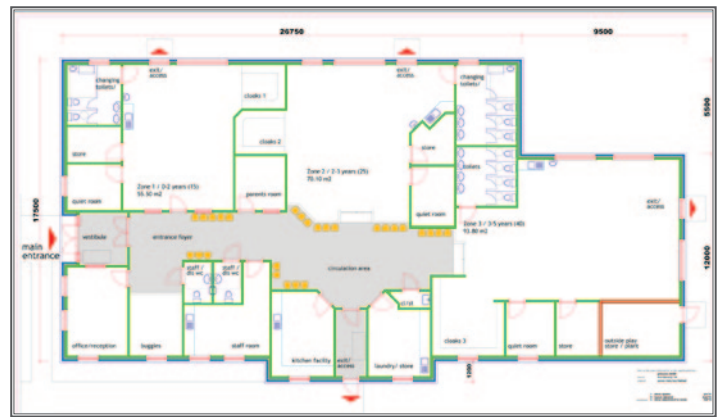
Construction of the property will be undertaken by the landlords and tenant fit out can be incorporated into the build process to allow entry to be taken upon practical completion.

**ACCOMMODATION:**

It is estimated that the nursery will provide a floor area of approximately 584.91 sq m (6,296 sq ft) on completion.

**PLANNING:**

Further details regarding the proposed development and planning consent can be obtain via Fife Council’s planning portal quoting reference 17/02195/FULL.



**RATING ASSESSMENT:**

The site and nursery will require to be reassessed following completion and occupation.

**LEASE TERMS:**

The nursery is available to lease on a full repairing and insuring basis for a term to be agreed. Further details are available on application to the sole letting agents.

**LEGAL FEES**

Each party will be responsible for their own legal fees. In dealing with the transaction however the tenant will be liable in the normal manner for any recording dues, registration fees and Land & Building Transaction Tax.

**VAT**

Rents and outgoings quoted are exclusive and will be liable for VAT at the prevailing rate.

**VIEWING AND FURTHER INFORMATION:**

For further information and to arrange viewings please contact the sole letting agents:

Andrew Reilly Associates Ltd  
Property Consultants Chartered Surveyors  
31 Rutland Square  
Edinburgh  
EH1 2BW



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proposed front elevation - 1:100



proposed gable elevation - 1:100



proposed gable elevation to main entrance - 1:100



proposed rear elevation - 1:100

ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.