

# STORAGE

**ara**  
Andrew Reilly Associates

## TO LET

### STORAGE UNITS IN A SECURE LOCATION



**STRATHRUDDIE, NR.  
KINGLASSIE, FIFE, KY5 0UA**

**1,774.08 M – 3,548.16 SQ M  
(19,096 SQ FT – 38,192 SQ FT)**

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

**0131 229 9885**



**LOCATION:**

Kinglassie is a village in central Fife., located approximately 2 miles southwest of Glenrothes, 3.5 miles northeast Cardenden and lies in close proximity to the A92 central Fife link road, accessed via the nearby B922 and providing connectivity to the M90 motorway at Dunfermline. The Queensferry Crossing is approximately 15 minutes' away by car, providing access to the central belt and the sider motorway network.

Strathruddie lies on the outskirts of Kinglassie and the subject premises lie in close proximity to the junction of the B921 and B9097 north of Auchterderran.

**DESCRIPTION:**

The available accommodation is formed from two identical units of timber framed construction under a pitched roof. Elevations are formed from a combination of block and a combination of metal profile and timber cladding. The units are accessed via a private road from the B9097. Both units provide ground level loading via timber vehicular access to the east and west elevations.

Internally, the units are presently divided in to 3 sections with concrete flooring and eaves height of 2.5m, rising to 5.5m at the apex.

**ACCOMMODATION:**

The property has been inspected and the following gross internal areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):

	Sq M	Sq Ft
North Unit	1,774.08	19,096
South Unit	1,774.08	19,096
Total	3,548.16	38,192

**BUSINESS RATES:**

The units will require to be reassessed for non-domestic rating purposes. Enquiries regarding business rates should be directed to Fife Assessors in the first instance.

**LEASE TERMS:**

The units are available to let either separately or as a whole on a full repairing basis for a lease term to be agreed. Further information is available on application to the sole letting agents.

**VAT**

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

**LEGAL FEES**

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

**ENERGY PERFORMANCE CERTIFICATE**

An energy assessment has been undertaken on the property and an EPC can be provided on request.

**VIEWING AND FURTHER INFORMATION:**

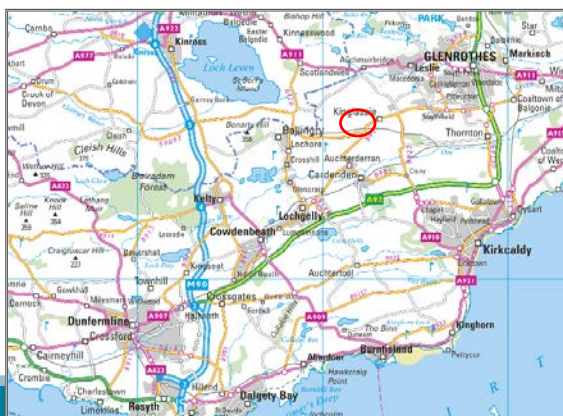
For further information and to arrange viewings please contact the sole marketing agents:

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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.