

# STORAGE



## TO LET

### STORAGE UNITS IN A RURAL LOCATION



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

**364.28 SQ M (3,921 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 B921 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 wider motorway network.

Strathruddie Farm lies on the outskirts of Kinglassie and the subject premises is situated within the main farm complex.

**DESCRIPTION:**

The available accommodation is a storage unit of steel frame construction with single skin metal profile cladding to the elevations and pitched roof. Natural light is provided via translucent panels and ground loading access is via a 4m electrically operated roller shutter door.

Internally, the unit has pendant LED lighting, concrete flooring and an eaves height of 4.5m, 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
Storage Unit	364.28	3,921

**BUSINESS RATES:**

The unit 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 unit is available to let 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:

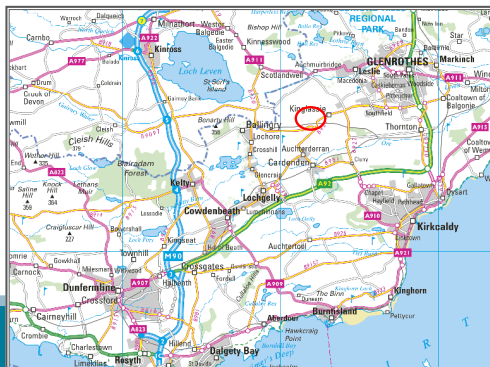
Andrew Reilly Associates Ltd  
 Property Consultants Chartered Surveyors  
 31 Rutland Square  
 Edinburgh  
 EH1 2BW



Tel: 0131 229 9885  
 Fax: 0131 229 9815

Howard Brooke  
 Mobile: 07973 540528  
 E-mail: h.brooke@andrewreillyassociates.co.uk

Louise Reilly  
 Mobile: 07856 413476  
 Email: l.reilly@andrewreillyassociates.co.uk



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.