

**PLOTS TO LET / MAY SELL**

# **KINROSS**

**BRIDGEND  
KINROSS  
KY13 8EN**

**FULLY SERVICED  
STORAGE AND  
DEVELOPMENT PLOTS**



**TOTAL 9 ACRES  
AVAILABLE OR PLOTS  
OF 0.85 TO 2.55 ACRES**

**FLEXIBLE LEASE TERMS  
AVAILABLE.**

**SITE CAN BE TAKEN AS  
WHOLE OR IN PART AS  
REQUIRED.**

**FULLY SERVICED  
AND READY FOR  
IMMEDIATE USE.**

**SUITABLE FOR BUSINESS  
AND STORAGE**

**STRONG CONNECTIVITY  
TO THE M90**

**SITES ARE FLOODLIT AND  
SECURITY FENCED.**

**ACCESSED FROM J5 & J6 OF THE M90**







# ACCOMMODATION

The site as a whole measures circa. 9 acres but an indicative plot layout has been outlined below. The layout provided is indicative and plots can be taken individually or in combination with areas changed to accommodate most requirements.

Each plot has a mix of surfacing structure, including areas of concrete, hardcore and tarmac. Specific surfacing requirements can be evaluated on a plot by plot basis.

Plots will be fully secured and serviced to the boundary.





## TERMS

Our clients are seeking to lease or potentially sell this site and will entertain offers for disposal on a plot by plot basis or for the site as a whole. For further information please contact the agents noted below.

## RATEABLE

Due to the proposed demolition of industrial units the rateable value for the site will have to be reassessed on a site by site basis.

Prospective occupiers of the sites will be obliged to make contact with Perth & Kinross Assessors for more detail on proposed Rateable Values.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

## VIEWING AND FURTHER INFORMATION

All viewings are to be arranged on an accompanied basis and for further information about the property please contact:

**Neil McAllister**

**T** 07831 610 721

**E** [neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)

**Bryce Stewart**

**T** 07920 244 328

**E** [bryce.stewart@montagu-evans.co.uk](mailto:bryce.stewart@montagu-evans.co.uk)

**Ben Dobson**

**T** 07796 649 931

**E** [ben.dobson@ryden.co.uk](mailto:ben.dobson@ryden.co.uk)

**Ryden**

**MONTAGU  
EVANS**

