



Unit 3, The Byre, Orwell Farm, Kinross
KY13, 9HB - Bright Contemporary Office with Parking

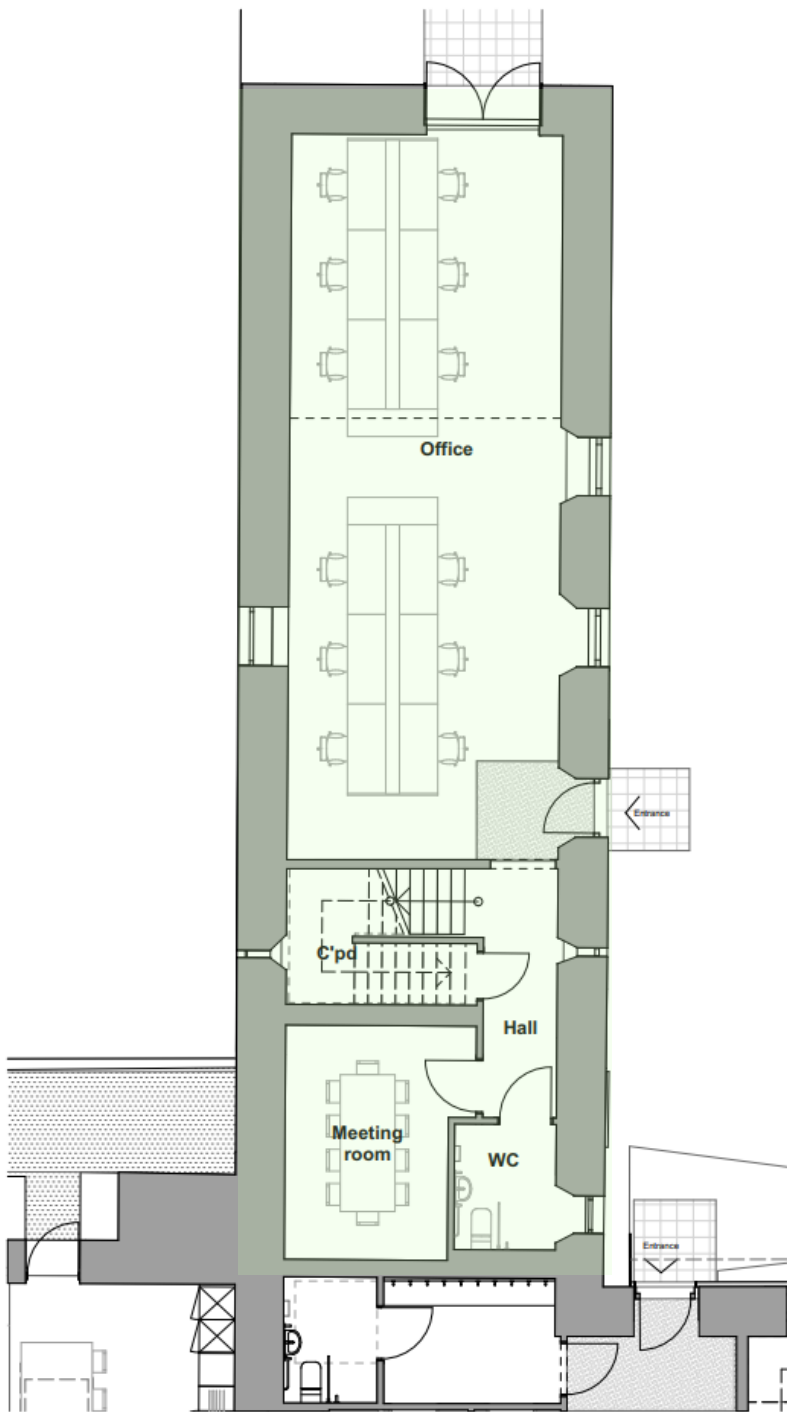
To Let

148 m² / 1,596 ft²

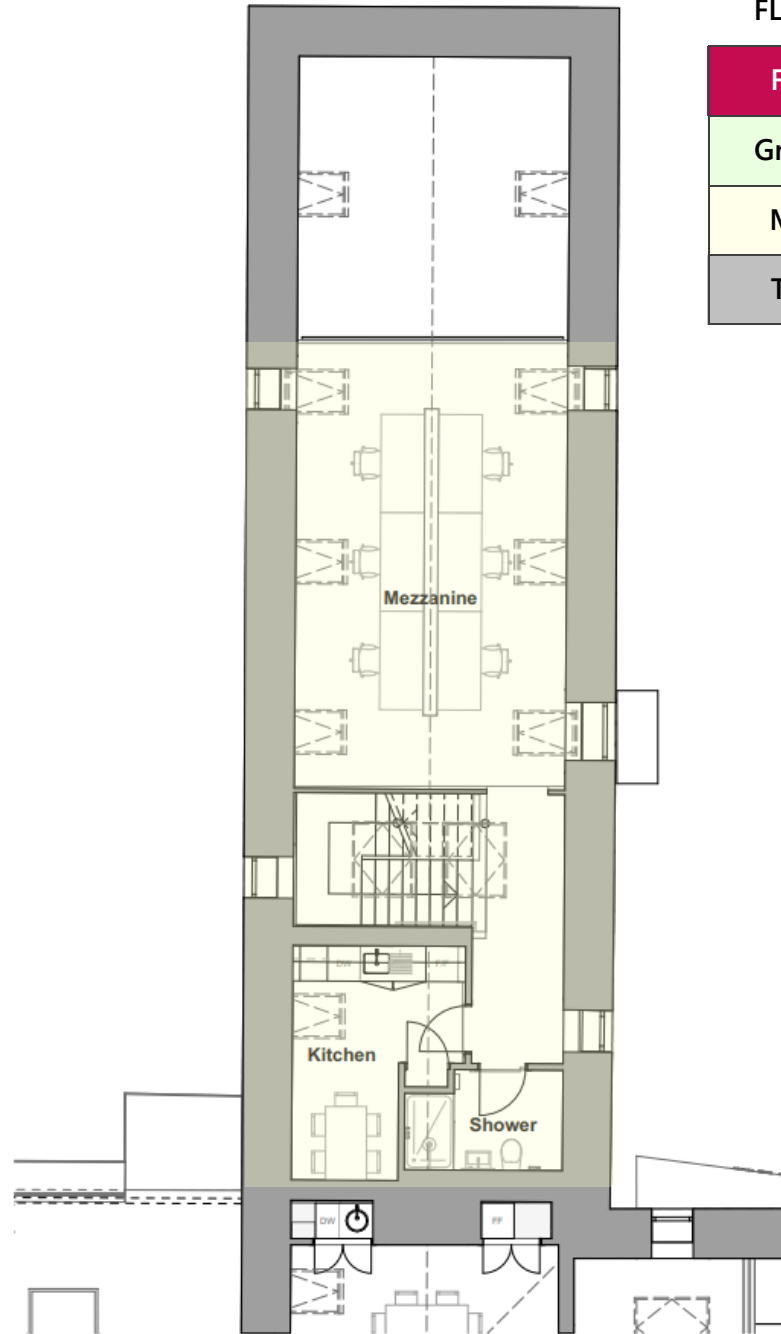
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Ground Floor layout



Mezzanine Floor layout

FLOOR AREAS (IPMS 3 - Office)

Floor	M ²	Ft ²
Ground	88.2	949
Mezz	60.1	647
Total	148.3	1,596

Situation

Orwell Farm is located approximately 1.5 miles from Milnathort heading east along the A91. The location is easily accessed from the southbound M90 at J7 and from all directions at J6. Nearby Kinross (2.5 miles) provides a good selection of amenities including post office, banks, supermarkets and schooling.

Description

Comprising a traditional steading in an L-shaped arrangement with stone walls and slate roof. The Byre was carefully refurbished and converted to offer energy-efficient contemporary office & studio space. The available Unit 3 is self-contained and arranged over ground and mezzanine levels to provide bright and airy, open plan space with it's own kitchen and WC. The space benefits from under floor heating generated from the on-site heat-pump.

Parking & EV Charging

Shared car parking is available on an unallocated basis within the large car park situated to the front of the building. This also provides access to the 3 Electric Vehicle charging bays which are available for use by agreement at an additional cost.

Lease Terms

Unit 3 is available for lease for a period to be agreed.
The quoting rent is £25,000 per annum (+ VAT).
A Service Charge is levied in respect of common parts- more details available on request.

Business Rates

Unit 3 is entered in the valuation roll with a Rateable Value of £8,100, so should qualify for 100% exemption from Business Rates. Interested parties should satisfy themselves.

Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

Viewings / More Information

All enquiries to the sole agents: *Doug Smart* *Graeme Duncan.*
07850 517 323 07954 815 365
doug@smartandco.co.uk graeme@smartandco.co.uk



Specification : Stylish, contemporary offices within converted steading building

Lease Terms : Available Immediately for negotiable lease length

Size : 1,596 ft² comprising ground floor (949 ft²) + mezzanine level (647 ft²)

EPC : Awaiting

Rent : £25,000 pa (+ service charge & VAT)

Rateable Value : £8,100

Legals : Each Party to Pay Their Own Costs

Viewings by arrangement with the Sole Agents - doug@smartandco.co.uk / 07850 517 323

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