

TO LET

VIDEO ▶

KINROSS

**BRIDGEND
KINROSS
KY13 8EN**

**SUBSTANTIAL
INDUSTRIAL
BUILDINGS ON SITE
OF 9 ACRES**



**GIA-1,719 SQ M
(18,500 SQ FT)
TO 7,393 SQ M
(79,580 SQ FT)**

**RENT FROM
£2 PER SQ FT**

**SITE AREA 9 ACRES
WITH APPROXIMATELY
7 ACRES OF HARD
STANDING**

ACCESSED FROM J5 & J6 OF THE M90

LOCATION

Kinross is located in the county of Perth and Kinross approximately 30 miles north of Edinburgh, 25 miles south west of Dundee and 13 miles south of Perth.

The property is situated on the south side of the town centre and adjacent to the Todd and Duncan factory premises.

The property can be accessed from Junctions 5 and 6 of the M90 Motorway. Loch Leven lies immediately to the East of the property.

SITE AREA

We estimate the overall site area to be in the region of 9 acres with approximately 7 acres of hard standing.

DESCRIPTION

The property comprises a substantial former car auction and storage site which benefits from a public/staff car park to the front and extensive secure hard standing at the side and rear of the office and industrial buildings.

The hard standing and rear yard area is floodlit and is also security fenced.

The buildings are arranged internally to provide a reception with two storey offices and industrial accommodation to the rear, arranged in 3 separate bays.

The buildings are of steel portal frame construction with a concrete floor and a number of vehicle access doors. Internally the buildings have lighting, heating and a substantial power supply.



KEY

- 01 Loch Leven
- 02 Todd & Duncan Ltd
- 03 John Moncrieff Lighting Ltd
- 04 Mozolowski & Murray Ltd
- 05 Anchorpoint Interiors
- 06 HAKI Access Solutions Ltd
- 07 Kinross Recycling Centre

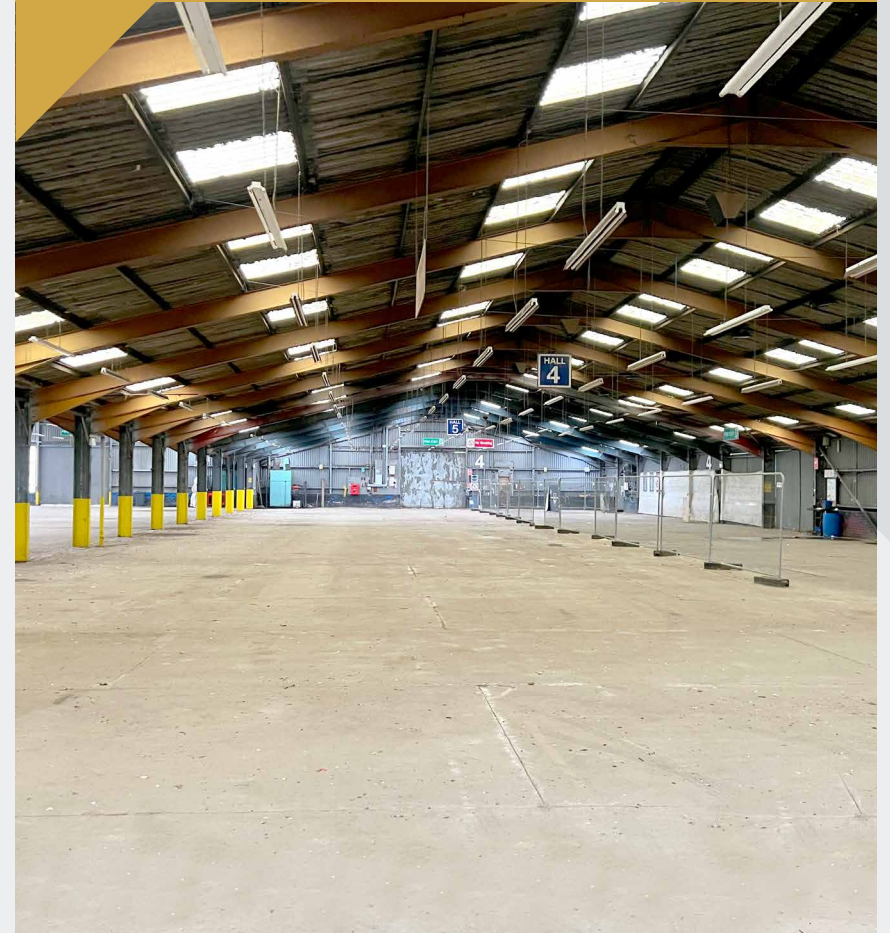




ACCOMMODATION

We estimate the gross internal area of the buildings to extend to approximately 7,393 metre square (79,580 sq ft).

Depending on the lease terms it may be possible to divide the buildings into 3 sections from 1,790 sq. m (18,500 sq. ft.) to 7,393m. sq. (79,580 sq. ft.).



TERMS

Our clients are seeking to lease this property on terms to be agreed. For further information please contact the agents noted below.

RATEABLE VALUE

We have been informed by the local Assessors that the property is currently assessed for rating purposes follows:

RV £187,500

A new occupier of the property would have the opportunity to appeal the above assessment.

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:

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Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. March 2023.

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