

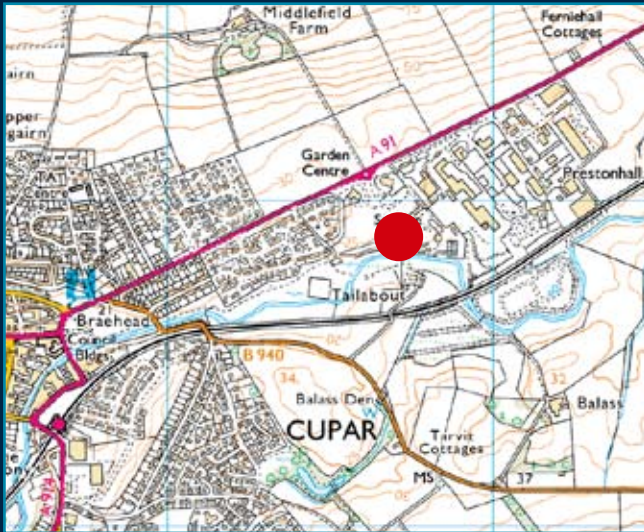
TO LET



New Trade Park / Showroom Unit
**Eden Valley Business Park, Cupar
Fife, KY15 4RB**

725sq m / 7,800 sq ft

AVAILABLE DECEMBER 2008



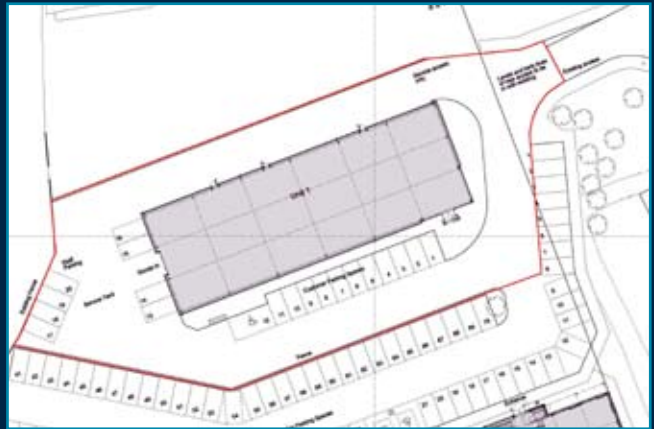
Location

Cupar is a rapidly expanding town with a number of planned residential developments within the town that is likely to increase the present population of some 9,000 persons.

The town benefits from excellent transport communications with both a railway station on the main east coast line and direct links to Scotland's motorway network via the East Fife Regional Road (A92). Cupar lies 13 miles south of Dundee and 10 miles west of St Andrews. Eden Valley Business Park is situated immediately to the east of the town on the A91 St Andrews Road. Surrounding occupiers include Howdens, John Deere, Meldrums and Stratstone Land Rover.

Description

The subjects are to comprise a purpose built self contained trade counter unit capable of single or multiple occupation. The unit will be suitable for a wide variety of trade counter / showroom operators and finished to a high standard. The specification includes gas power, plumbing and lighting connections, with full height roller shutter door and glazed entrance on side gable.



Accommodation

On completion we anticipate the property to extend to a Gross Internal Area as follows:

725 sq m / 7,800 sq ft

The construction allows the option of subdividing the property into smaller units of approximately 2,600 sq ft.

Terms

The unit is available on new full repairing and insuring lease terms.

Specification

Clear span accommodation.

Concrete surfaced loading area and turning yard.

Dedicated on site car parking

Double glazed swing entrance doors with laminated glazed screen.

Electrically operated goods door.

Dedicated signage zone

Rating

The subjects will require to be assessed for rates upon occupation.

Legal Costs

Each party will be responsible for their own legal costs. Any incoming tenant will be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

Further Information

For further information, please contact:

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Please note that this brochure is also available in pdf format. Date of publication: **September 2008**

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