TO LET
COMMERCIAL UNITS

GRAHAM SIBBALD



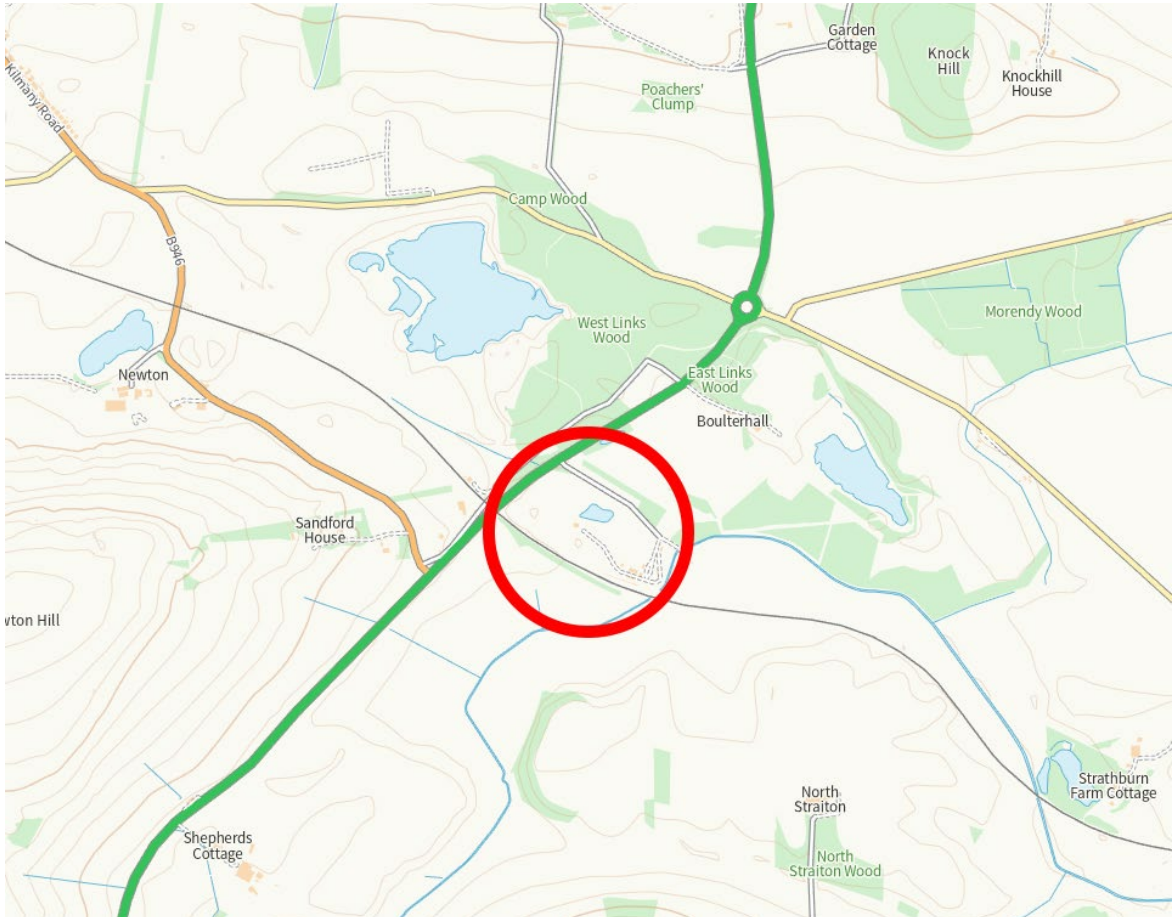
Linkswood Business Park
Boulder Hall by St Fort
Newport On Tay
Fife, DD6 8RF

- 2 flexible commercial units
- Excellent strategic location
- Close proximity to Dundee, Cupar and St Andrews
- Easy access to A92
- May Suit a Variety of Occupiers - STC
- £12,000 per annum per unit

LOCATION

Newport on Tay is a small village located on the south bank of the Tay Estuary which has a resident population of approximately 4,000. The village is located some 4 miles south of Dundee and is accessed from the city by the Tay Road Bridge. The conjoined settlements of Newport on Tay and Wormit stretch along the coastline of the Tay estuary and are almost exclusively confined between the Tay Road and Rail Bridges. Newport on Tay benefits from an attractive High Street, accommodating a small mix of national and local retailers.

More precisely, the subjects are located 3 miles south of Newport on Tay on the south side of the A92. Access is via a tarmac road for a ¼ mile from the A92. Linkswood Business Park is situated well within North East Fife within easy reach of Dundee, St Andrews and Cupar.



DESCRIPTION

The subjects comprise 2 single storey standalone commercial units within a gated and fenced secure site. Upon refurbishment each unit will provide high quality space that may suit a variety of uses. The landlord will fit out to meet specific requirements of any incoming tenant.

There is also yard space + container storage available.

The site benefits from 24/7 access and CCTV monitoring.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Internal Floor Areas:

Address	Size (SQ.M.)	Size (SQ.FT.)
Building 1	75.36	811
Building 2	60.36	650

RATEABLE VALUE

The subjects will be assessed upon occupation.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

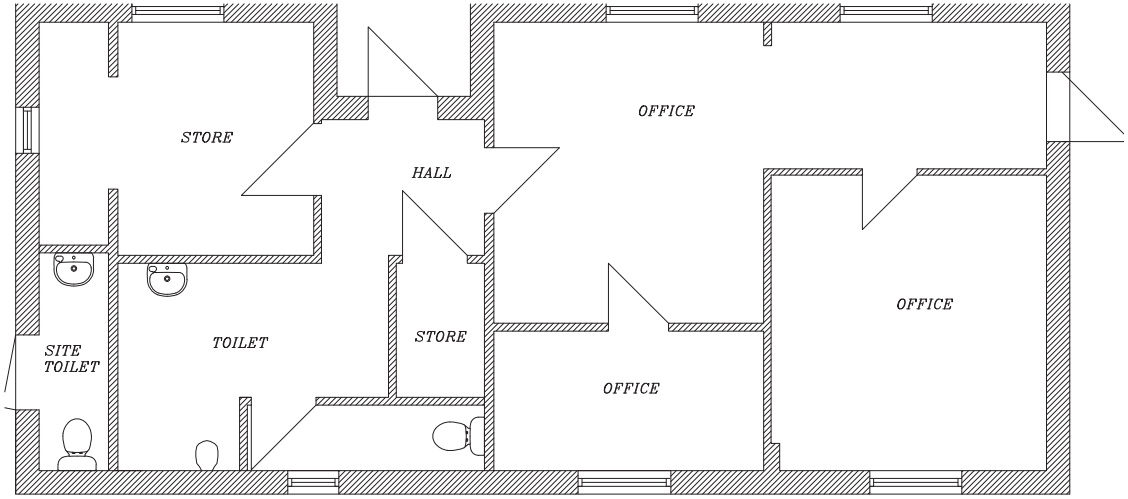
Available on request.

TERMS

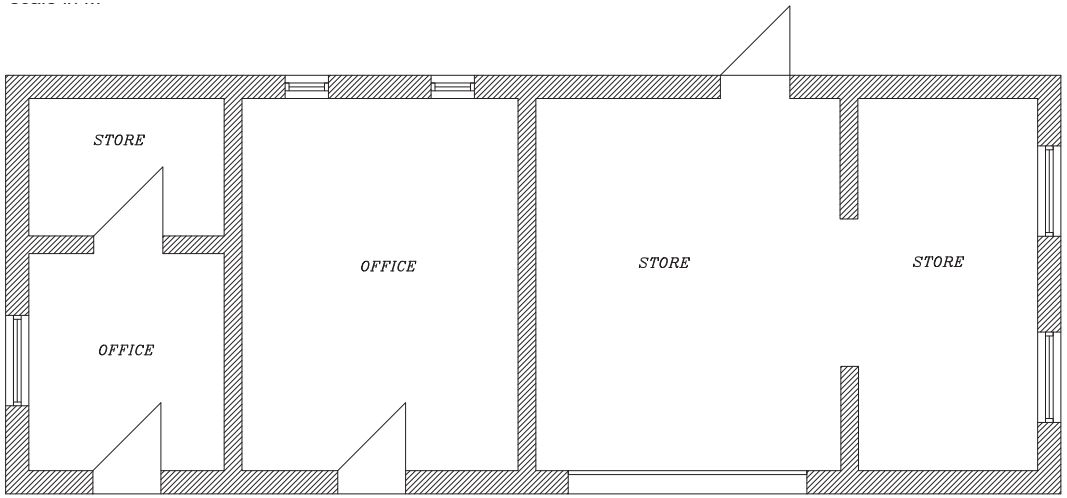
The subjects are available To Let. Each unit is available individually at a rent of £12,000 per annum on standard commercial terms to be agreed. Further information is available from the Sole Letting Agents.

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.



BUILDING 1



BUILDING 2

0 2 4
1 3 5

To arrange a viewing please contact:



GRANT ROBERTSON
Senior Director
grant.robertson@g-s.co.uk
07900 265 516



CHARLES CLARK
Commercial Property Agent
charles.clark@g-s.co.uk
07423 693 461

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.