More than just a development

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CG

Craigtoun Gate

ST ANDREWS

—

To Let

Commercial/Business units
from 1,000 sq ft - 12,000 sq ft

A developement by West Coast Estates

Exciting new £25m Commercial and Business Development at Home of Golf, St Andrews



Home Bargains committed to anchor the site and a further 32,500 sq.ft to be developed of high spec commercial, employment and retail space.

World Famous University and golf courses in **prosperous town**.

Rare opportunity to secure modern business space



CraigtounGate.co.uk





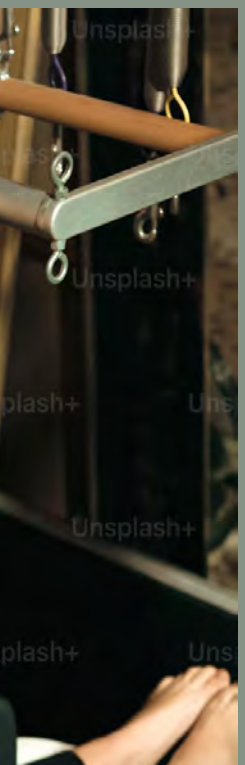
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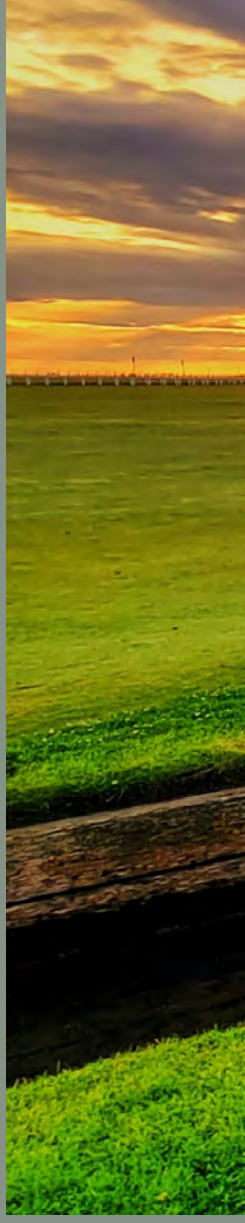
Designed to create **attractive working environment.**

Available from
Summer 2027

Units available from
1,000 sq.ft up to 12,000 sq.ft

Work. Innovate. Relax.





Location

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 14,000 persons which is boosted by an influx of approximately 6,500 students during term time.





More than just a development

Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The site is accessed on the fringe of St Andrews town centre in the Craigtoun area off St Andrews accessed off the B939 and adjacent to high-quality residential housing. This provides a gateway between rural St Andrews and the bustling town centre.

This is an accessible and prominent location which providing an attractive working environment and perfect location for those seeking to secure a base for their business at the Home of Golf.

Travel Times

Aberdeen ....1 hr 50 min

Dundee ..... 28 min

Edinburgh.....1 h 32 m

Glasgow .....1 hr 35 min

Inverness.....3 hrs

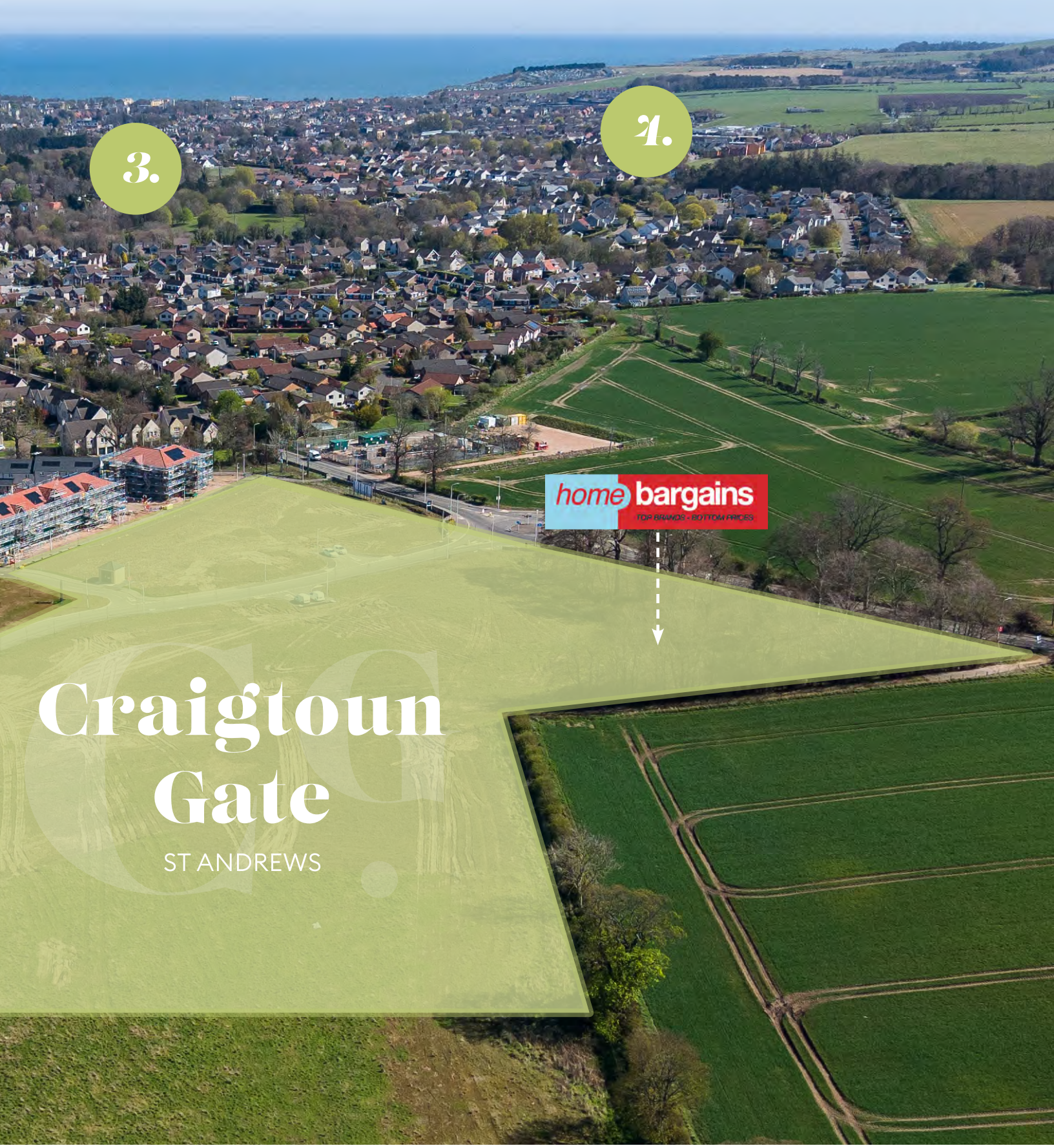


CraigtounGate.co.uk

1.
Old Course Hotel

2.
St Andrews University
St Andrews Castle

3.
Bota



Craigtoun Gate

ST ANDREWS

anic Garden

4.

Largo Road:

M&S / Aldi / Morrisons /
Community Hospital

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Relax.

Description

Our client has now secured planning consent for the development of Craigtoun Gate.

This is a new modern development created to meet the needs and requirements of the St Andrews market.

The units will provide both local and national occupiers the opportunity to establish St Andrews as a home for their business, benefitting from the strong local economy.

All enquiries and uses invited .

	USE	SQ FT	SQ M
PLOT B			
B1	Home Bargains		
B2	Starter Units*	7,000	650
PLOT C			
C1	Starter Units*	12,000	1,114
C2	Starter Units*	13,500	1,254

**Available as a whole or in part (multiples of 1,000 sq ft)*

Lease Terms

Our client will be seeking to lease the properties on a medium-long term lease on Full Repairing & Insuring terms. Any lease will provide for upward only rent reviews at periodic intervals. Further information is available upon request.

Rating Assessment

The premises will need to be assessed upon the completion of the development by the local assessor.

Under Business Growth Accelerator Relief tenants may qualify for the first 12 months rates free.

EPC

The buildings will have a target EPC rating of EPC A+.

VAT

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Legal Costs

Each party will bear their own legal costs. The ingoing tenant will be responsible for any LBTT and registration dues.

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Relax.



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Craigtoun Gate

ST ANDREWS

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Get in Touch

For further information, contact the joint agents:

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ANTI-MONEY LAUNDERING (AML): To satisfy HMRC and RICS guidance, the agents are required to undertake AML diligence on any tenant. Accordingly, a tenant will be required to provide financial information and personal identification and the agents will undertake the necessary checks to satisfy AML requirements when Heads of Terms are agreed.

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991 Ryden and Shepherd, their clients, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. November 2026

West Coast 35 Estates

Built on experience.
Focused on **what's next.**







We are well-established property developers and investors.

Working closely with occupiers, surveyors, residents and public bodies we've been helping create great commercial and residential spaces in Scotland since 1991. We're proactive, hands-on and open to pursing new opportunities that have great potential and add value to the local communities.

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