

TO LET

SUITABLE FOR VARIOUS
BUSINESS USES

HIGH-QUALITY BUSINESS PARK
LOCATION

SHORT DISTANCE FROM ST ANDREWS
TOWN CENTRE

ON-SITE PARKING WITH EASY ACCESS

ATTRACTIVE ACCOMODATION WITH
5.25M EAVES AND HEIGHT FOR
MEZZANINE

GIA – 1,800 SQFT (167 SQM)

AVAILABLE TO LET AT £36,000 PA



VIDEO TOUR



WHAT 3 WORDS



UNIT 5, BASSAGUARD BUSINESS PARK, ST ANDREWS, FIFE, KY16 8AL

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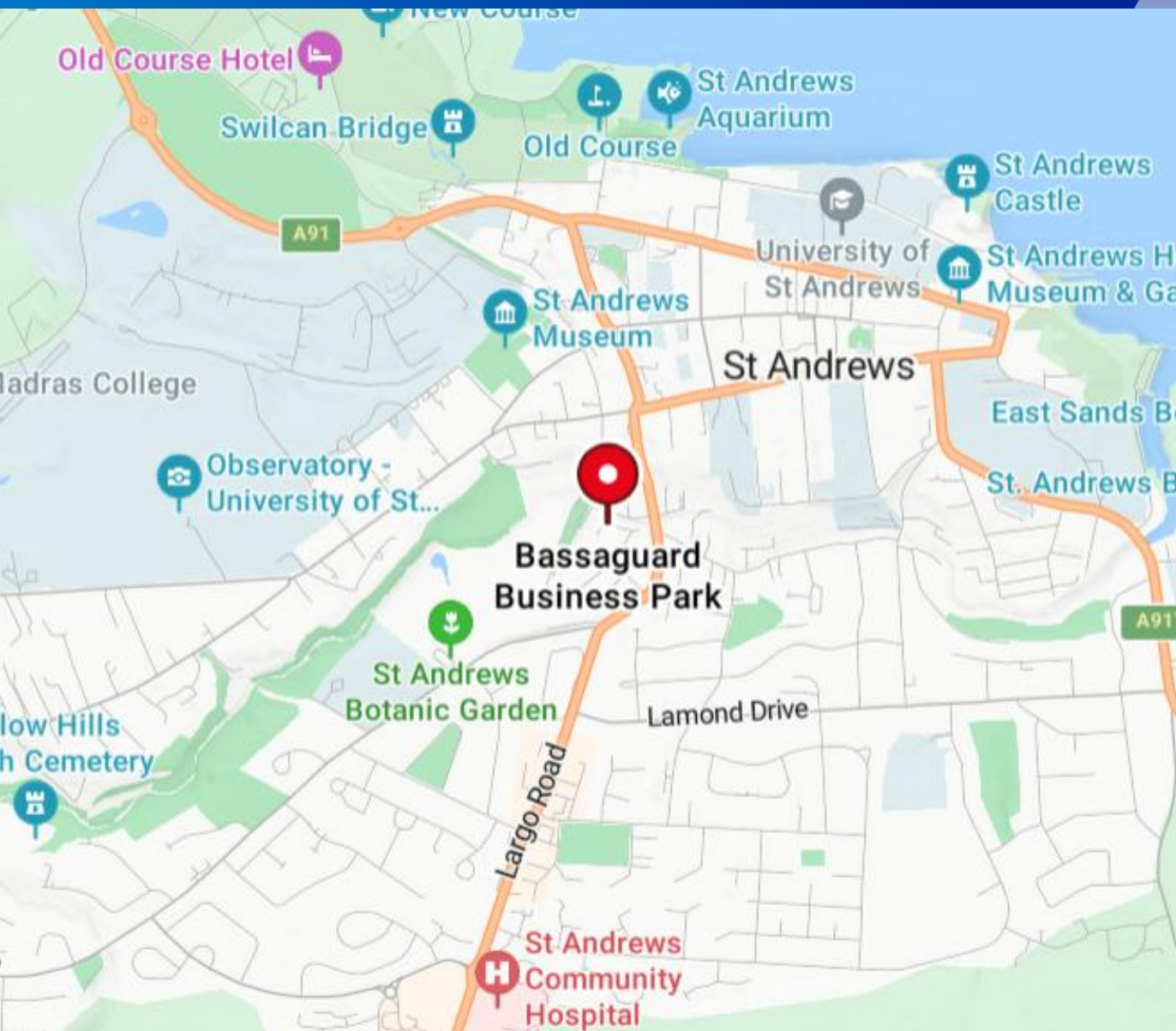
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Location

UNIT 5, BASSAGUARD BUSINESS PARK, ST
ANDREWS, FIFE, KY16 8AL



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.

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 subjects are located to the south of St. Andrews town centre in a prominent and accessible location.

Access to Bassaguard Business Park is taken off Bridge Street (A915) and Wallace Street thereafter where the site is clearly signposted.



FIND ON GOOGLE MAPS



Description

UNIT 5, BASSAGUARD BUSINESS PARK, ST
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DESCRIPTION

The subjects comprise a modern business unit of steel portal frame construction with mono pitched profile metal sheeting roof cover and external metal cladding.

The unit benefits from an attractive frontage with double glazed panels and facias which can accommodate signage.

Internally there is 3 Phase power and a disabled accessible WC, with potential to input a mezzanine floor (existing mezzanine to be removed), subject to the necessary consents.

The property would suit a variety of different uses,.

ACCOMMODATION

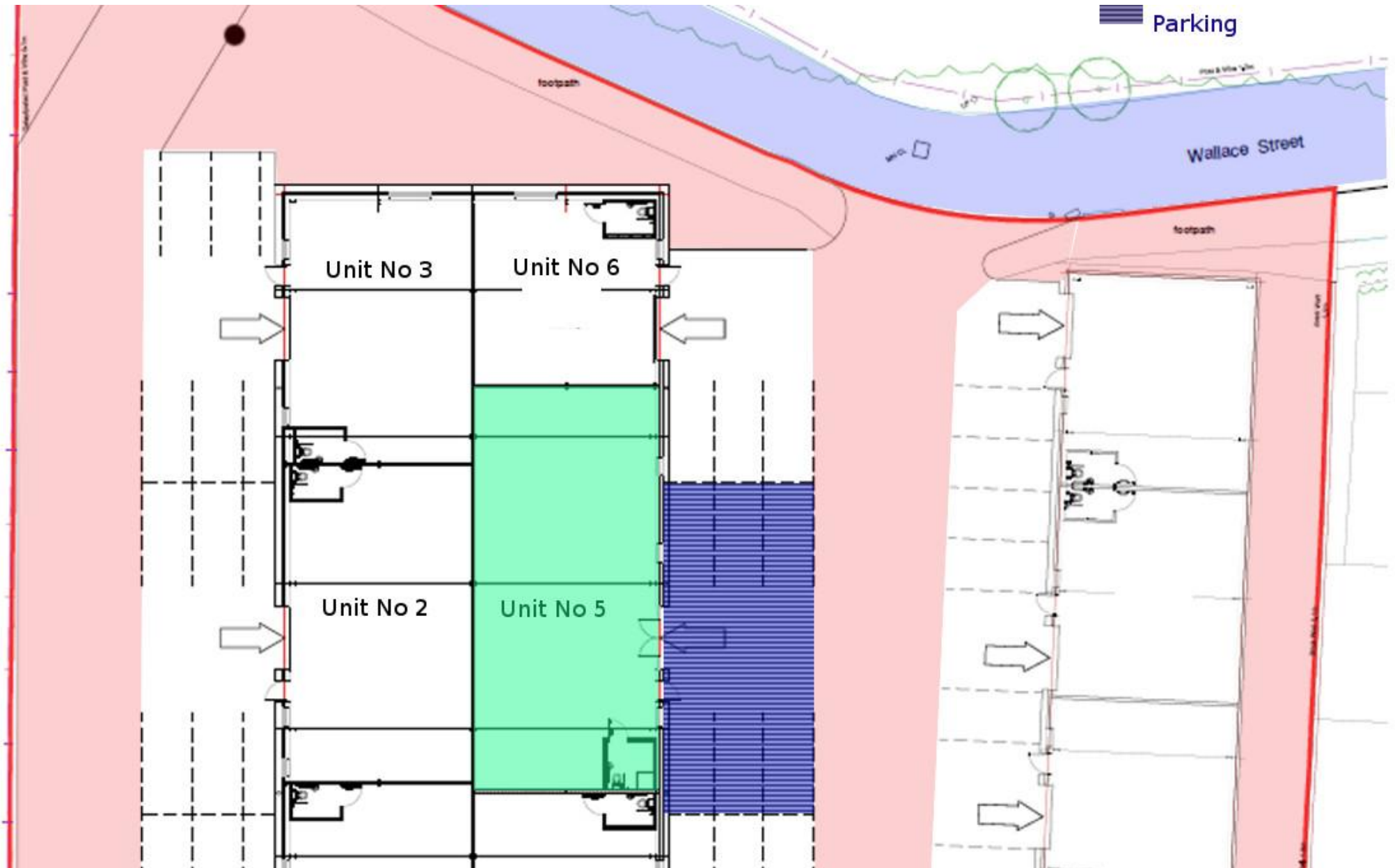
	m ²	ft ²
Unit 5 Bassaguard Business Park	167	1,800
TOTAL	167	1,800

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plan

UNIT 5, BASSAGUARD BUSINESS PARK, ST
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RENTAL

The subjects are available to let from £36,000 pa. for a negotiable period of time.

SERVICE CHARGE

A service charge is payable with the property.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £25,700

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property has been marked as 'B'.

VAT

All prices are quoted exclusive of VAT

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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