

TO LET

**PRIVATE OFFICE
SPACE**

ESTABLISHED LOCATION

**SHORT DISTANCE FROM ST
ANDREWS TOWN CENTRE**

ON-SITE PARKING

**TOILET AND KITCHEN FACILITIES
AVAILABLE**

NIA – 350 SQFT (32.5 SQM)

**AVAILABLE TO LET
AT £8,000 PA**



VIDEO TOUR



WHAT 3 WORDS

5.1 SLOTLINE HOUSE, 7 LARGO ROAD, ST ANDREWS, KY16 8NJ

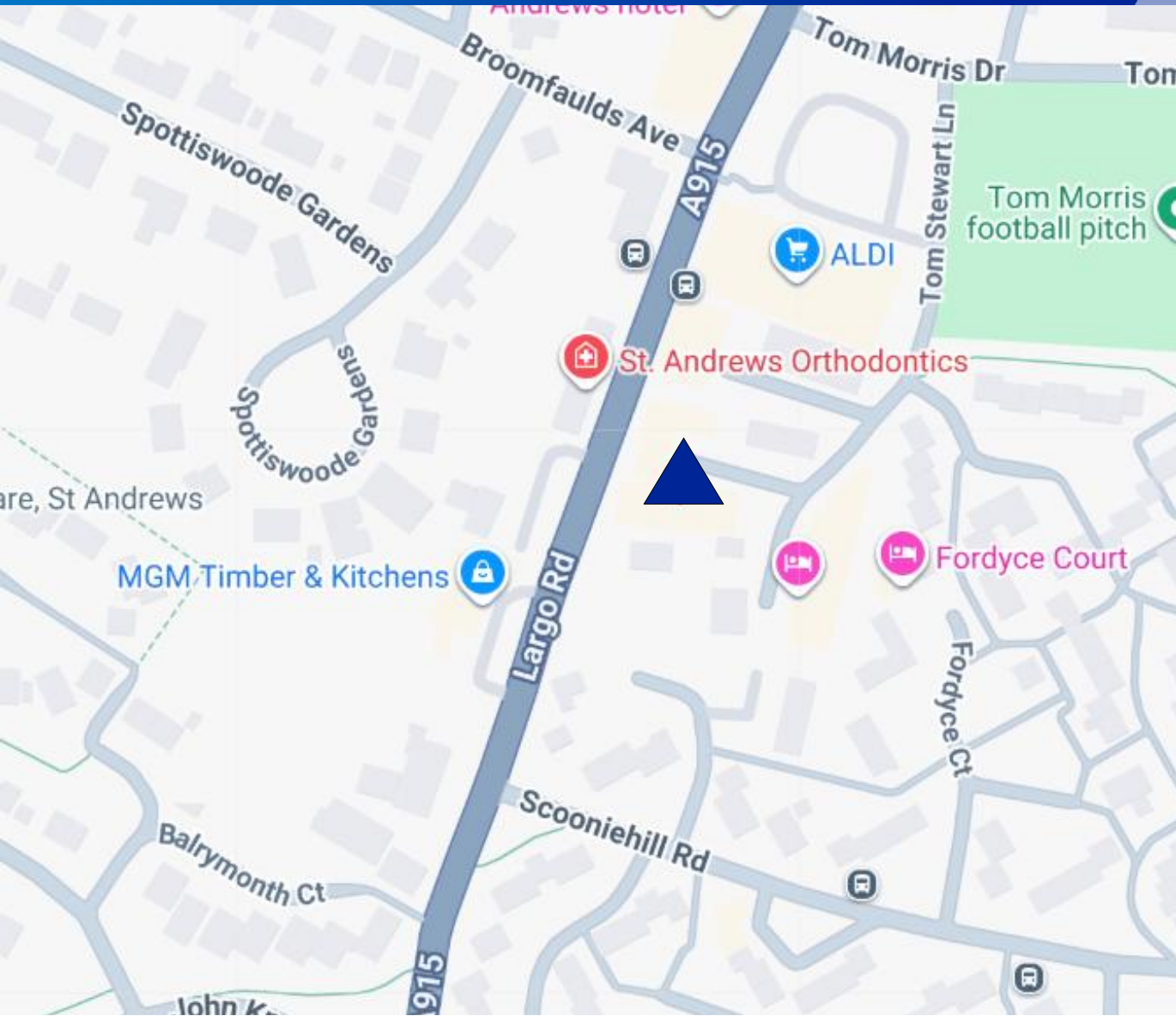
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Location

5.1 SLOTLINE HOUSE, LARGO ROAD, ST ANDREWS, KY16 8NJ



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 with a frontage to Largo Road in a commercial area to the north of St. Andrews town centre. Surrounding occupiers include M&S, several office occupiers, Halfords, Kwik Fit and ALDI. Largo Road (A915) is the main route into St Andrews from the South West.

Pedestrian access is available from Largo Road whilst vehicular access is taken from Tom Stewart Lane via an access road shared with Bassaguard Garage, Wolseley and several other commercial occupiers.

Whilst located outwith the town centre this is a recognised location for office occupiers.



FIND ON GOOGLE MAPS



Description

5.1 SLOTLINE HOUSE, LARGO ROAD, ST ANDREWS, KY16 8NJ



DESCRIPTION

The subjects comprise a purpose-built multi-let office and storage building.

The accommodation comprises individual partitioned offices accessed off a central corridor. Windows are of timber double glazed design and the walls and ceilings are generally plastered. There are communal toilet and kitchen facilities located at first floor.

ACCOMMODATION

	m ²	ft ²
5.1 Slotline House – Individual office space	32.5	350
TOTAL	32.5	350

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



RENTAL

The subject is available to let from £8,000 pa

RATEABLE VALUE

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

Rateable Value - £4,200.

The unified business rate for 2025/2026 is 49.8p. The subjects qualify for 100% business rates relief via the Small Business Bonus Scheme

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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