

# TO LET

Office/Storage Facility

7-11 Strathore Road, Thornton, KY1 4DU



- Freestanding Single Storey Premises
- Situated Close to Local Amenities
- NIA of 138.24 m<sup>2</sup> or thereby
- Office or Storage Use
- Offers invited

## Description

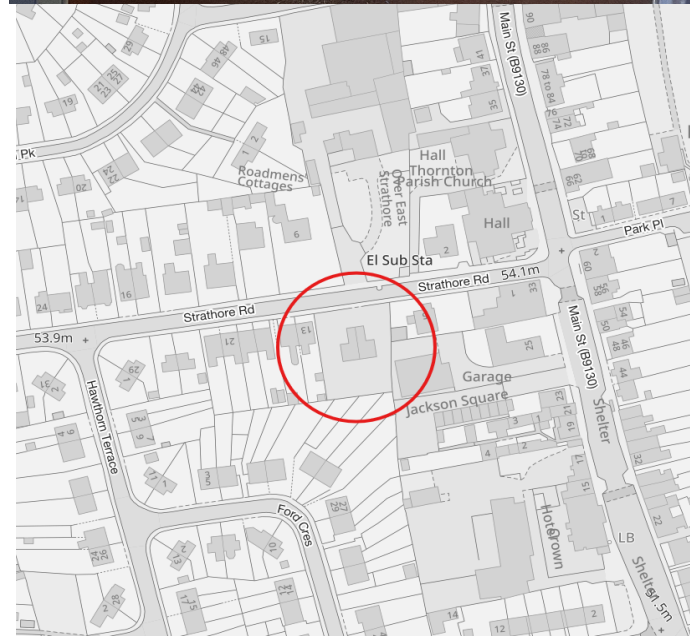
The Subjects comprise an attractive single-storey, traditional stone-built former school building with a distinctive gabled frontage, offering characterful accommodation suitable for a variety of business uses. The property is set within a generous public parking site. The building retains a strong street presence, with direct access from the public road, enhancing visibility and accessibility. The accommodation has been configured to provide two self-contained units, with each unit capable of occupation independently. The Subjects are therefore available to let in whole or in part.

## Services

The Subjects are served by mains electric, mains water and drainage.

## Use

The Subjects may be used for office uses or storage and/or distribution.

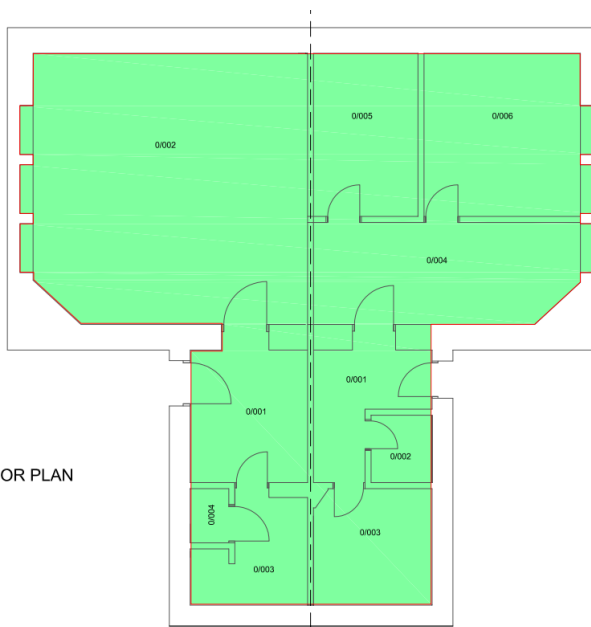


### Location

Thornton is a well-established town within Fife, strategically located between Kirkcaldy and Glenrothes, making it an attractive and accessible base for a range of business occupiers. The town benefits from good connectivity to the wider Fife area and beyond, with the A92 nearby providing direct links to the M90 and Scotland’s central motorway network, facilitating ease of travel to Edinburgh, Dundee and Perth.

The property also benefits from proximity to Thornton Railway Station, offering regular rail services, and is well-served by local bus routes. Thornton’s location makes it particularly suitable for businesses requiring affordable office accommodation or practical storage space, with convenient access to surrounding commercial centres and established residential areas supporting local trade and workforce availability.

### Floor Plans



GROUND FLOOR PLAN

### Energy Performance Rating

EPC available on request. Current energy performance rating: E.

### Rent

Offers are invited.

### Term

Length of lease term to be agreed upon which shall be on full repairing and insuring terms.

### Rateable Value

At the time these particulars were prepared, the Subjects are entered in the Valuation Roll with a rateable value of £4,450 and £2,700 respectively. (ref: 140315600 and 140315800).

### Viewing

To arrange an appointment to view the premises or for further information please contact the sole agents:

Fife Council: 03451 555 555 + Ext .....

Tia Melville - 475439 / tia.melville@fife.gov.uk

Shaun Crosby - 444729 / shaun.crosby@fife.gov.uk

### Offers Invited

Offers are to be submitted to [estates.tenders@fife.gov.uk](mailto:estates.tenders@fife.gov.uk) for consideration.

Offers must be submitted by email with “Former Library, Thornton” in the subject line to [Estates.Tenders@fife.gov.uk](mailto:Estates.Tenders@fife.gov.uk) stating:

- Rent offered per annum, exclusive of VAT (if any)
- Proposed Use
- Your full name
- Postal address (including postcode)
- Mobile number

### Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.