



COMIELAW

Balcaskie Estate has a number of beautiful, traditional farm buildings in idyllic rural East Neuk settings. A long-term re-investment programme sees the conversion of these wonderful buildings into residential and business lets.

Unit 9, Comielaw Steading, Balcaskie Estate,
Pittenweem, KY10 2RE

Comielaw forms a central part of Balcaskie; a modern working estate at the heart of the East Neuk of Fife, committed to cultivating and caring for the natural environment, nurturing local businesses and supporting a vibrant community.

Comielaw steading (c.1834) provides Class 4 workspace for local businesses through its eight individual units. The premises provide a combination of one and two storey units which are ideal for specialist craft/skilled manufacture or creative industries. The range of businesses based here include a guitar-maker, furniture restorer, marketeers, designers and makers in wood, glass, wool and precious metals.

AVAILABLE WORKSHOP SPACE

Unit 9:

100m² unit

Kitchen, shower and WC

Underfloor heating plus large woodburning stove

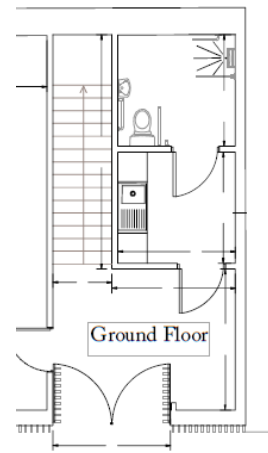
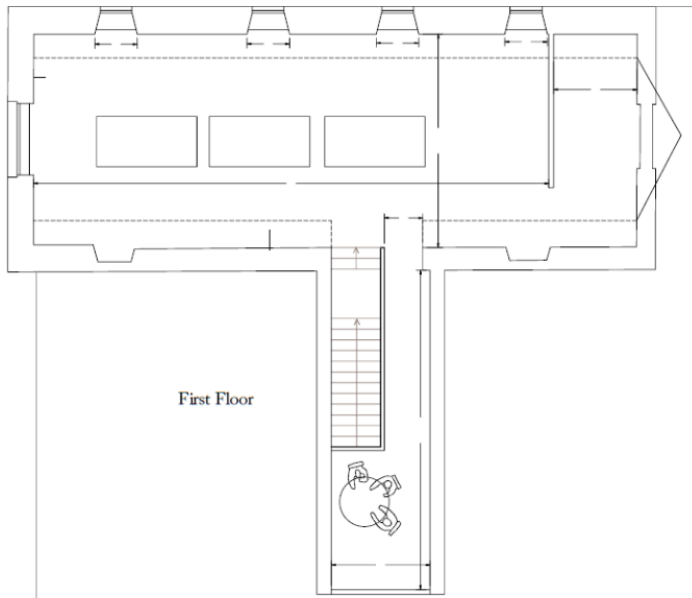
Large double entrance doors

Large windows and sky lights to maximise natural light

Rent £7,500 + VAT per annum



BALCASKIE



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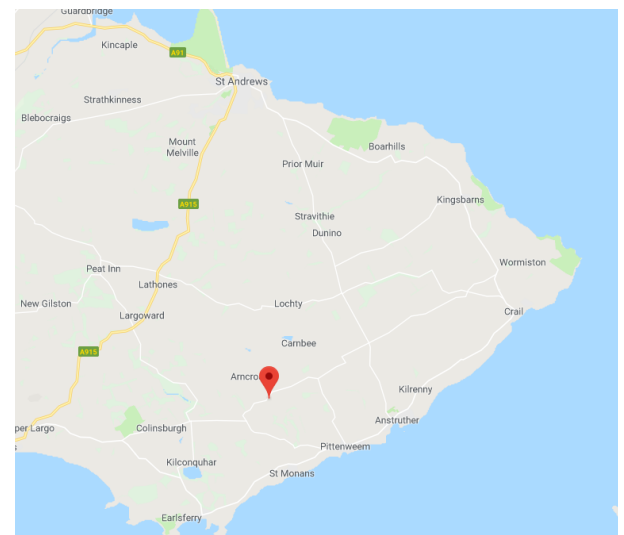
BUSINESS BENEFITS AT COMIELAW

- Situated amongst traditional farm buildings converted to a high standard with unique character and flexible space
- Clustering of like-minded crafters and makers enables sharing of experience and pooling of resources, while encouraging a community feel
- Secluded rural location in the East Neuk of Fife with access to a garden with sea views
- All services included in annual rent, plus access to communal areas and additional event space
- Free connection to Balcaskie's own superfast fibre-optic broadband network
- Low carbon renewable heating provided by biomass boiler
- Units eligible for Small Business Rates Relief Bonus reducing business rates to zero
- Private car parking for around 20 cars
- On-site CCTV security

TRAVEL

Anstruther 4 miles; Elie 4 miles; St Andrews 12 miles; Cupar 13 miles; Markinch 15 miles; Edinburgh 47 miles. Train Stations in Cupar, Markinch & Leuchars (for St Andrews)

Directions. Located 4 miles out of Colinsburgh on the B9171 road from Newton of Balcormo



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