

7C, Cross Way, Donibristle Industrial Estate, Dalgety Bay, KY11 9JE

Warehouse / Workshop – May Suit Other Uses

To Let
230 m2
(2,476 ft2)

SMART&CO. surveyors & property consultants

JLL


10.9m
21.1m
Unit 7C
230 m² / 2,476 ft²
CGI to show post separation works

Situation
Situated within Hillend & Donibristle Industrial Estate at the north east side of Dalgety Bay, the property is extremely well located only 220m from the A921, 2.5 miles from the M90 and 5 miles north of Edinburgh.
Neighbouring occupiers include BAE Systems, SIPS Industries, MIHAUS and Allan Corfield Architects.

Description
The Property is situated within a terraced row of light industrial units. It has a dedicated tarmac surfaced loading area to the front and an area within the shared access yard to the rear.
Vehicular access is provided via roller shutter doors with separate pedestrian entrances. Internally, the property provides warehouse/workshop accommodation with WC's

Specifications
- Roller shutter door
- Parking to front & rear
- Excellent connectivity
- Existing WC facilities

Permitted Use / Planning
Our client is willing to consider all potential uses on their merits. Parties should satisfy themselves with regard to planning for their intended use.

Lease Terms
The property is available for lease for a duration and on terms to be agreed. The quoting rent is from £20,000 per annum depending on lease length and terms.

Business Rates
TBC - The Rateable Value requires to be assessed upon completion of the separation works. However we estimate it will be approx. £17,100.

Legal Costs
Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

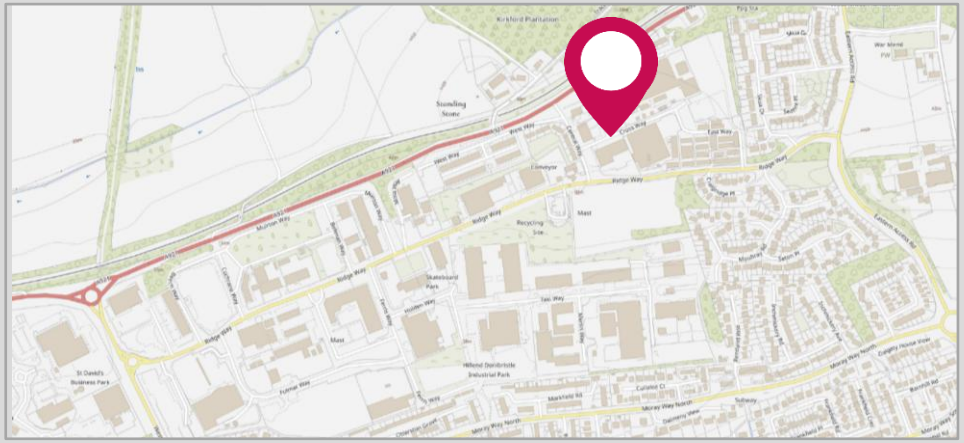
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VAT
The premises are elected for VAT, which will be charged on the rent and service charge.

Viewings / More Information
All enquiries to the joint letting agents:

Doug Smart	07850 517 323	doug@smartandco.co.uk
Graeme Duncan	07954 815 365	graeme@smartandco.co.uk
Rhys Davies	07809 231455	rhys.davies@jll.com
Olivia Gizzi	07840 721886	Olivia.Gizzi@jll.com







SUMMARY

Specification : *Terraced industrial workshop, with roller doors front & rear, internal roof height 4.1 m*

Availability : *Immediately*

Rent : *From £20,000 pa*

Size : *2,476 ft²*

EPC : *Upon Request*

Rateable Value : *Est £17,100*

Legals : *Each Party to pay their own costs*

Viewings : *by arrangement with the Joint Agents*

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co nor JLL have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co / JLL have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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