TO LET / FOR SALE - INDUSTRIAL / OFFICE

BLOCK 21

RIDGE WAY, DONIBRISTLE INDUSTRIAL PARK, DALGETY BAY, KY11 9JN



KEY HIGHLIGHTS

- 525 to 8,880 sq ft
- Block available to purchase as a whole
- Upper floor offices / studios well-suited for gym, yoga, office, clinic type uses.
- Short distance to Dalgetty Bay Railway Station
- Availalbe for immeidate occupatuon
- 2 x ground floor workshop units, capable of being connected
- Situated next to Aldi, Asda and The Gateway Retail Development.
- Convenient M90 access via Junction 1C

SUMMARY

Available Size	525 to 8,880 sq ft
Rent	£7.50 per sq ft
Price	Offers in excess of £575,000
Business Rates	Please refer to the Scottish Assessors Website
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone building of steel portal frame construction.

Ground floor provides 2 x industrial units available separately or together. Each unit benefits from existing office space, roller shuttter, LED

There are separate first floor offices / studios that can be let to a single occupier or let as individual suites to satisfy smaller requirements. Well-suited for gym / yoga / office / clinic type uses.

Shared toilets are provided.

LOCATION

Dalgety Bay is an affluent strategically located town in Fife just 17 miles north east of Edinburgh and 2 miles east of Junction 1C of the M90 (Edinburgh - Perth) motorway.

The Forth Road & Rail Bridges and The Queensferry Crossing are 4 miles away providing excellent transport links to the M8 / Central Belt and Scotland's four major cities.

Hillend & Donibristle Industrial Estate (HADIE) is positioned to the north of the town centre and is the principal industrial estate serving the area.

The estate is home to major occupiers including Rolls-Royce and Ingenico.

The subjects are in close proximity to The Gateway retail development (tenants include Screwfix, Greggs, Subway, and Dominos) a new Aldi supermarket and a Costa coffee drive thru.

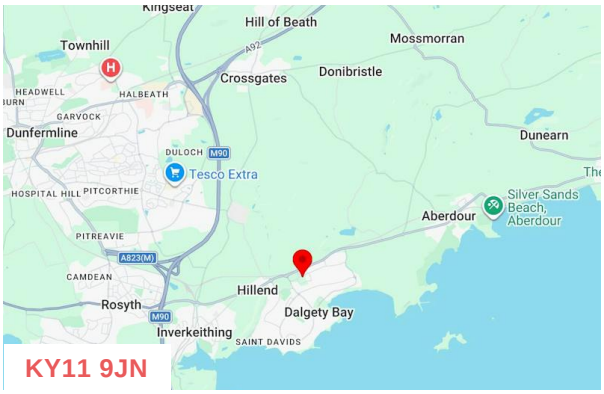
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Block 21 Unit 1	2,804	260.50	Available
Unit - Block 21 Unit 2	2,416	224.45	Available
Unit - Block 21 Suites 1 -3	1,725	160.26	Available
Unit - Block 21 Suite 4	525	48.77	Available
Unit - Block 21 Suites 5-6	1,410	130.99	Available
Total	**8,880**	**824.97**	

JOINT AGENT

Cameron Whyte, Ryden
07789 003 148
cameron.whyte@ryden.co.uk



KY11 9JN







VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/11/2026








19


THE DANCE ACADEMY
10