

## 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
- Available for immediate occupation
- 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 shutter, 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.

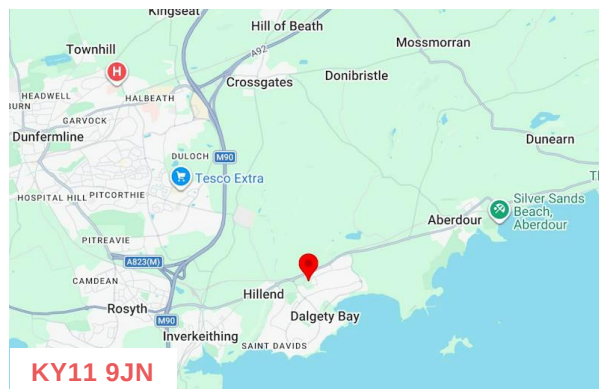
## ACCOMMODATION

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    |
| <b>Total</b>                | <b>8,880</b> | <b>824.97</b> |              |

## JOINT AGENT

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



## VIEWING & FURTHER INFORMATION

**Gregor Brown**

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

**Kerrie Currie**

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



G·M·BROWN