TO LET / FOR SALE - OFFICE

BLOCK 22

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



KEY HIGHLIGHTS

- 4,120 sq ft
- Well-presented standalone office / clinic / showroom building
- Generous on site parking
- Short distance to Dalgetty Bay Railway Station
- Availalbe for immeidate occupatuon
- Prominent position at entrance to estate
- Situated next to Aldi, Asda and The Gateway Retail Development.
- Convenient M90 access via Junction 1C

SUMMARY

Available Size	4,120 sq ft
Rent	£24,000 per annum
Price	Offers in excess of £250,000
Rates Payable	£18,951.40 per annum
Rateable Value	£39,400
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone two storey office / clinic / showroom building.

Benefits from generous parking.

Internally provides well-presented accommodation over ground and first floor level, a lift and passenger staircase provides access to the upper floors. Both levels provide a mixture of open-plan and cellular space, capable of being made completely open-plan if required.

Mains supplies to gas, water and 3 phase power 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.

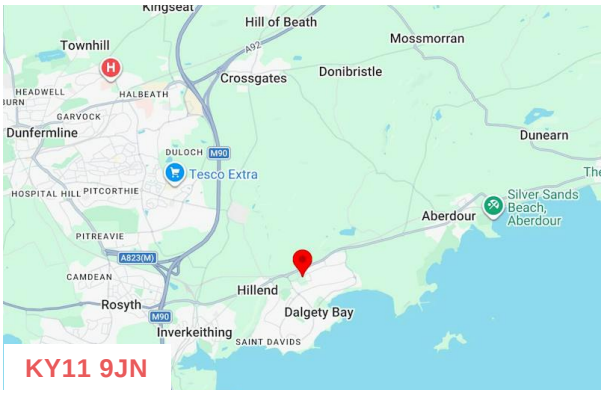
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,060	191.38	Available
1st	2,060	191.38	Available
Total	**4,120**	**382.76**	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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