TO LET / FOR SALE - INDUSTRIAL / OFFICE

BLOCK 20

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



KEY HIGHLIGHTS

- 1,050 to 4,961 sq ft
- Well-presented standalone building with ground floor industrial units and first floor offices
- Block available to buy as a whole
- Short distance to Dalgetty Bay Railway Station
- Availalbe for immeidate occupatuon
- First floor well suited for office / gym / clinic use
- Situated next to Aldi, Asda and The Gateway Retail Development.
- Convenient M90 access via Junction 1C

SUMMARY

Available Size	1,050 to 4,961 sq ft
Rent	£10,000 - £15,375 per annum
Price	Offers in excess of £350,000
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 with 3 x ground floor workshop premises.

Each unit provides open-plan accommodation with roller shutter access and pedestrian access door.

The first floor is accessed via a separate staircase to the side and internally provides bright open-plan accommodation complete with male and female WCs and kitchen tea-prep.

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.

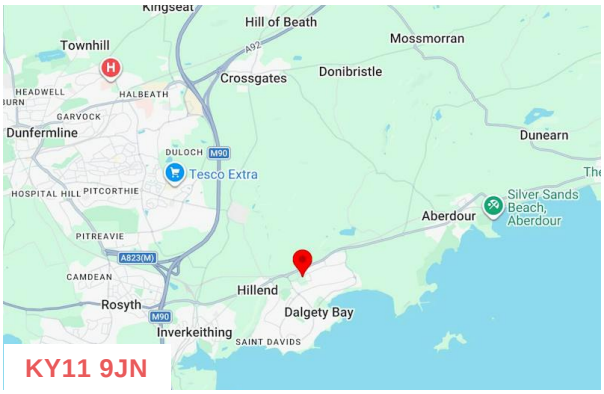
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Block 20 Unit 1	1,050	97.55	Available
1st - Suite 1 - 4	2,050	190.45	Available
Total	**3,100**	**288**	

JOINT AGENT

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VIEWING & FURTHER INFORMATION

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