Belleknowes
INDUSTRIAL ESTATE

TO LET

PROMINENT INDUSTRIAL PREMISES WITH OFFICE SPACE



UNIT 11

BELLEKNOWES INDUSTRIAL ESTATE
INVERKEITHING
FIFE KY11 1HY

631 sq m (6,800 sq ft)

Prominent location adjacent to Junction 1 of the M90 motorway

One mile from the Queensferry Crossing and 20 minutes to Edinburgh city centre

Located adjacent to Kwik Fit and HOWDENS

Recently refurbished

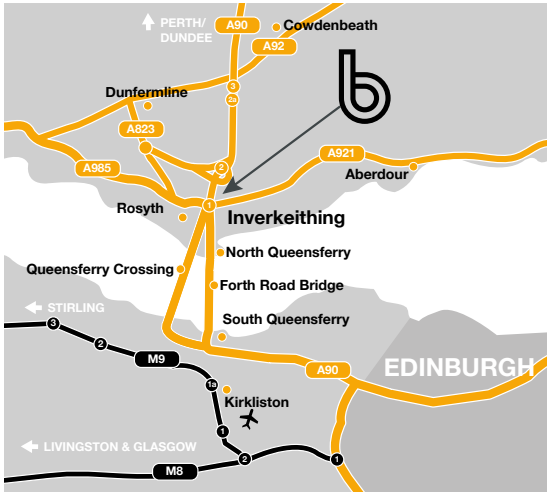


LOCATION

Belleknowes Industrial Estate is recognised as the best located industrial location in Fife being only 1 mile from the Queensferry Crossing and 20 minutes' drive from Edinburgh city centre. The estate is situated on Junction 1 of the M90 and accessibility to the major cities in Scotland would be difficult to beat. The nearest rail services are available at Inverkeithing Station, which is on both the local Fife network and also the main east coast line.

Edinburgh Airport is approximately 8 miles (20 minutes) and the Port of Rosyth is 2 miles to the south west. Other drive times include:

Queensferry Crossing	5 mins	**Kirkcaldy**	25 mins
Edinburgh City Centre	20 mins	**Perth**	30 mins
Dunfermline	15 mins	**Glasgow**	45 mins





DESCRIPTION

The property comprises a prominent industrial property with pedestrian / client entrance to the front elevation and service access to the rear.

The property is of steel frame construction and benefits from a minimum eaves height of 6m, excellent natural daylight via translucent roof panels, modern LED lighting and 3 phase electricity supply.

The property also provides a mix of offices and staff welfare facilities over 2 storeys to the front elevation.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following Gross Internal Area:

Ground Floor	526 sq m	5,666 sq ft
First Floor	105 sq m	1,134 sq ft
Total	**631 sq m**	**6,800 sq ft**







DRAFT











TERMS

The property is available on terms to be agreed. For further details please contact the marketing agents noted below. VAT will apply on all costs related to the leasing of the unit.

RATEABLE VALUE

The property is assessed for rating purposes as follows;

RV: £46,600

EPC

A copy of the energy performance certificate is available on request.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.

DRAFT

VIEWING AND FURTHER INFORMATION

For further information about this property and to arrange a viewing please contact the following:

Cameron Whyte
E: cameron.whyte@ryden.co.uk
T: 07789 003 148

Grant Scrimgeour
E: grant@denwolf-am.co.uk
T: 07771 956 991

Ryden.co.uk
0131 225 6612

Denwolf
0141 225 8555
www.denwolf.co.uk

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. Details prepared July 2026.
Produced by Designworks